



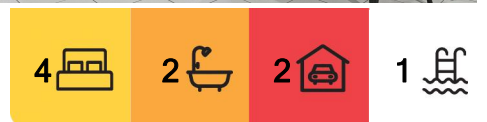
## Mount Ommaney, 4 Rani Close

Family Comfort Meets Future Potential in a Prime Corner Position

Set on a generous 678m2 corner block in a peaceful Mount Ommaney pocket, this much loved, spacious double-brick family home blends classic charm with superb potential. With multiple living zones, family-friendly features, and scope for future enhancement - including a potential granny flat - this is a residence designed for flexibility, functionality and lifestyle.

### Top 5 Features at a Glance

1. Positioned on a spacious corner block with room for expansion: Scope for a granny flat or side extension (STCA).
2. 8-panel solar system, water tank & backyard shed.
3. Quality double-brick construction with timber flooring and plenty of storage.
4. Prime location: Walk to childcare, schools, transport & parks. Minutes to Mount Ommaney Shopping Centre and city council library.
5. Friendly, family-oriented community with a strong sense of security and great



**For Sale**  
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**LJ Hooker Property Partners**  
07 3344 0288

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neighbourly spirit.

Step inside to discover a warm, light-filled home framed by established gardens and thoughtful design. Timber flooring adds character throughout key living areas, while the separate formal and casual zones offer versatility for growing families or savvy renovators looking to unlock further value. A sparkling in-ground pool and private yard make outdoor living a breeze, while eco-conscious inclusions like an 8-panel solar system and water tank ensure comfort and sustainability year-round.

Offering two living areas, the layout delivers zones for both entertaining and quiet retreat. The sunken lounge creates a cosy, grounded space for relaxation, while the elevated family and dining areas connect seamlessly with the outdoors - perfect for afternoon barbecues or watching the kids splash in the pool.

The centrally located kitchen enjoys pool views and is surrounded by light thanks to a wide bay window. Generously sized and practical, it features wrap-around bench space, ample storage, and spacious pantry. This kitchen is ready for daily family life or weekend hosting, with direct access to indoor and outdoor dining.

The four bedrooms are well-proportioned, with ceiling fans and plenty of natural light. The master retreat features a private ensuite and built-in vanity, while the additional bedrooms share a large bathroom with separate toilet, plus a full-sized spa bath. There's also a dedicated laundry room with external access, adding convenience for busy households.

Outdoors, the paved entertaining area leads to a fully fenced backyard and sparkling in-ground pool with secure fencing. A neatly positioned shed and low-maintenance garden beds round out the yard, with plenty of space for pets or play. For those seeking extra potential, the side of the block offers space that could be transformed into a self-contained flat, home office or additional outdoor zone (STCA).

This peaceful cul-de-sac is a hidden gem - ideally situated within walking distance to a top-rated childcare centre and reputable state school. Just minutes to Mount Ommaney Shopping Centre, public transport links, family friendly parks, and just four minutes to Mount Ommaney Library, the location offers convenience without compromising on lifestyle. It also boasts easy access onto the highway for swift commuting, making this an incredible location!

Discover the space, potential and location you've been waiting for - contact Gary Liu today to register your interest ahead of auction.

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## More About this Property

<b>Property ID</b>	B353F4R
<b>Property Type</b>	House
<b>Land Area</b>	678 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Pool Courtyard Dishwasher Floorboards Built-in-Robes Fully Fenced Remote Garage Solar Panels Water Tank

**Gary Liu 0450 996 996**

Agent with Zora Liu | garyliu@ljhpp.com.au

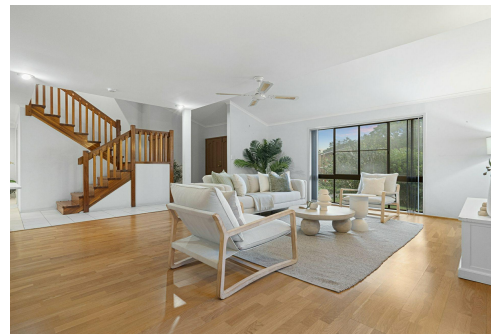
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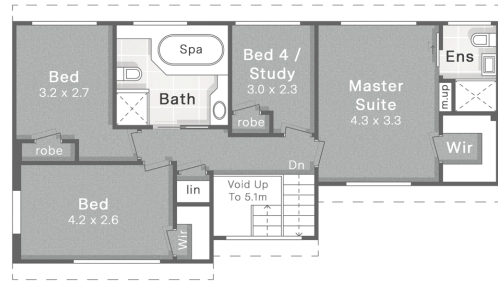
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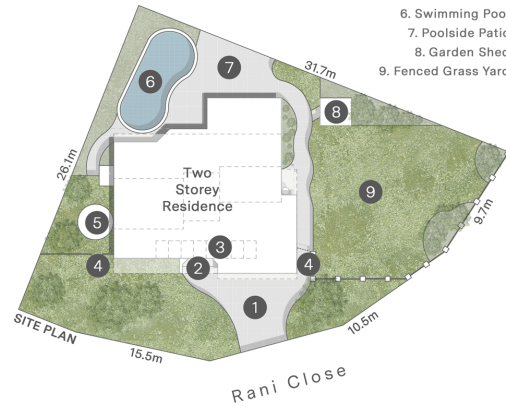
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FIRST FLOOR

1. Driveway Parking
2. Entry Porch
3. PV Solar Panels
4. Side Access Gates
5. Water Tank
6. Swimming Pool
7. Poolside Patio
8. Garden Shed
9. Fenced Grass Yard



4 Rani Close Mount Ommaney

Internal 236m<sup>2</sup> | Covered Externals 6m<sup>2</sup>



Gary Liu 0450 996 996

- 678m<sup>2</sup> Land Size
- 4 Bed
- 2 Car + Off-Street
- 2 Bath + Powder

Total 242m<sup>2</sup>

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