



1 Bath Avenue, Ooralea

## "BACK ON MARKET!" Don't Miss this Opportunity -"Spacious Family Living on 1,022m<sup>2</sup> in Prime Ooralea"

Welcome to 1 Bath Avenue, Ooralea —perfectly positioned in family friendly, Ooralea's. This fabulous property offers space, comfort and incredible potential, all set on a generous 1,022m<sup>2</sup> block.

Designed with family living in mind, this large home features:




3 built-in bedrooms with ample storage

Spacious family room perfect for relaxing or entertaining

Great-sized kitchen with adjoining dining area

Large main bathroom plus second bathroom.

Massive rumpus room —ideal for a games room, teenagers' retreat or home office

3  2  2 

**FOR SALE**

By negotiation

**VIEW**

By Appointment

**AGENTS**

Toni Payne

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**AGENCY**

LJ Hooker Mackay Group

(07) 4962 3535

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Double garage for secure parking and extra storage

Step outside and you'll fall in love with the huge outdoor entertaining area, complete with a built-in BBQ —perfect for weekend gatherings, celebrations, or simply enjoying Queensland's beautiful climate.

With solid bones, generous proportions and heaps of potential to modernise or add value, this property presents an outstanding opportunity for families, renovators, or savvy investors alike.

Set in a sought-after location close to schools, shops and amenities, this is family living at its finest with room to grow.

Don't miss your chance to secure this fantastic property in Ooralea — space, location and potential all in one!

CONTACT TONI NOW ON 0427 526 573 TO ARRANGE YOUR PRIVATE INSPECTION.

### MORE DETAILS

Property ID	FCFHUG
Property Type	House
Land Area	1022 m2
Including	Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes

**Toni Payne 0427 526 573**

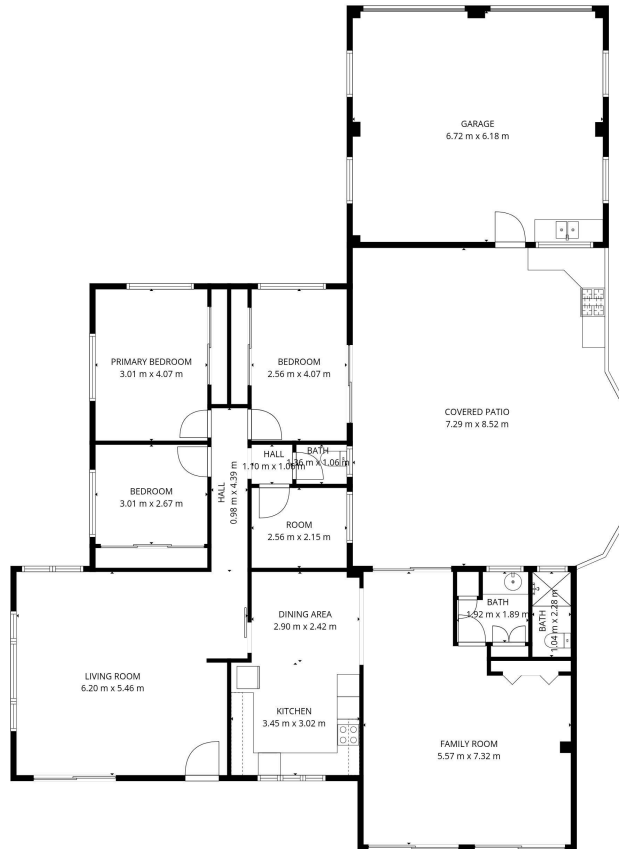
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**TOTAL: 143 m2**

1st floor: 143 m2

EXCLUDED AREAS: GARAGE: 42 m2, COVERED PATIO: 60 m2, WALLS: 13 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.