



Boundaries and dimensions are approximate only.  
Interested parties should conduct their own independent enquiries.



## Ormeau Hills, 1 Beaufort Crescent

Discover Your Dream Home in Ormeau Hills!

Bathed in light and warmth, this spacious low-set residence is move-in ready and perfectly situated in a sought-after area of Ormeau Hills. Nestled on a quiet, family-friendly street, you'll appreciate the convenience and livability this location offers!

The thoughtfully landscaped yard provides both privacy and functionality. Inside, the open-plan living and dining spaces, along with a large second lounge, create an inviting atmosphere, enhanced by stylish tiles, abundant natural light, and a neutral color palette. The modern kitchen, adjacent to the dining area, boasts elegant cabinetry, expansive stone countertops, subway tiling, a walk-in pantry, and stainless steel appliances, ensuring both style and practicality.

Step outside to enjoy the covered alfresco patio, seamlessly connecting to a spacious private backyard-perfect for children and pets to play safely.

3 2 2

**For Sale**  
CONTACT AGENT

**View**  
[ljhooker.com.au/1Y4TGWH](http://ljhooker.com.au/1Y4TGWH)

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# LJ Hooker

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Ormeau**  
**(07) 5549 4500**

Three comfortable bedrooms feature carpeting, ceiling fans, and built-in wardrobes. The master suite includes a walk-in robe and private ensuite, while the main bathroom is generously sized with a separate bath and ample storage, all showcasing contemporary design. Additional highlights include a separate laundry and a double lock-up garage.

Positioned on a corner block in the highly desirable Ormeau Hills, you're just moments away from parks, public transport, schools, and shops. This home is ideal for families, downsizers, or anyone seeking easy, move-in ready living. Don't miss this fantastic opportunity-schedule your inspection today!

- 416m2 - corner block position
- Stylish single-level residence
- Open-plan air-conditioned living and dining
  - Plantation Shutters + Plush Carpet
- Second lounge room
- Modern kitchen with great storage, subway tiling, stone benches and stainless appliances
- Covered rear alfresco leading to fenced backyard
- Three built-in bedrooms; master including walk-in robe and ensuite
- Family friendly main bathroom in contemporary style
- Separate laundry
- Double remote garage
  - Solar electricity with 20 panels
- Central location with quick access to all amenities

## More About this Property

Property ID	1Y4TGWH
Property Type	House
Land Area	416 m <sup>2</sup>
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels

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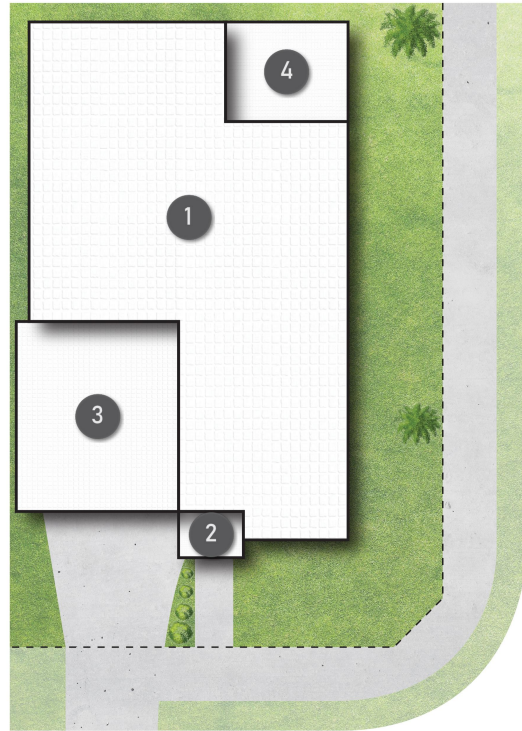
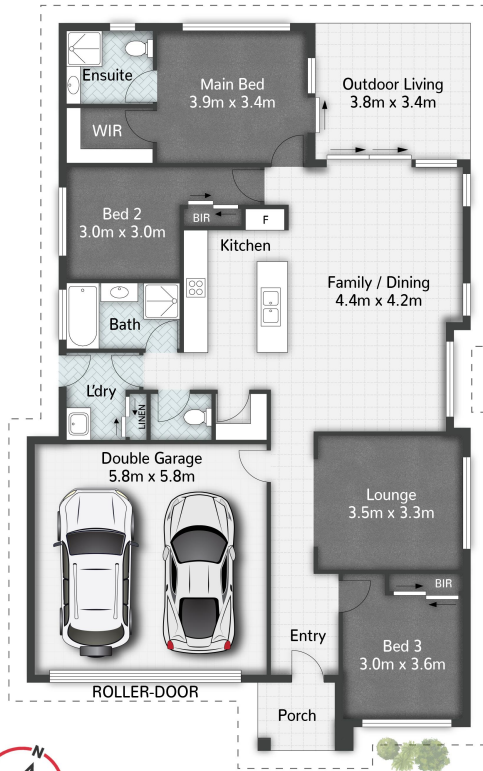


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## LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 OUTDOOR

River Run

Beaufort Crescent

1 Beaufort Crescent Ormeau Hills

3 | 2 | 2 | 166m<sup>2</sup>



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