

26 River Run Circuit, Ormeau Hills

Bigger Than It Looks, Better Than You'd Expect

Positioned on a corner block directly across from reserved parkland, this beautifully presented four-bedroom home delivers space, style, and effortless indoor-outdoor living - and it lives far bigger than its footprint suggests. Between the corner position, the clever configuration of the 198sqm home, and the reserve sitting right across the road, this property feels wonderfully open and private.

Built in 2012 and maintained to an exceptional standard, step inside to a light-filled, open-plan living and dining zone that flows seamlessly to a stylish kitchen featuring stone benchtops, a gas cooktop, and quality stainless steel appliances - the true heart of the home. Ducted air conditioning and ceiling fans throughout keep every room comfortable, year-round, while Crimsafe security doors and windows add peace of mind.

Outside, the entertaining is next-level. A covered alfresco area opens onto a stunning timber deck running the full length of the property, with a private spa completing the ultimate relaxation setup. Step across the road and you're in the reserve - perfect for morning walks, weekend play, or simply enjoying the outlook.

4 2 2

FOR SALE

Offers Over \$1,000,000

VIEW

Sat 3rd Oct @ 11:45AM - 12:15PM

AGENTS

Robbie Dunn
0404 466 793
rdunn@ljhg.com.au

AGENCY

LJ Hooker Coomera
(07) 5585 7888

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.



The location speaks for itself. Families are well served by Ormeau State School and Ormeau Woods State High School, both just a short drive away, while everyday shopping is covered by the Ormeau Village Shopping Centre, Coles Ormeau Town Centre, and nearby Woolworths and Drakes IGA. Sporting types will love the proximity to the Ormeau Bulldogs Rugby League Club, Ormeau Football Club, and Ormeau Lions Community Centre - with its pool, gym, and tennis courts all on offer.

For added buyer confidence, a pre-sale building and pest inspection is available on request.

Features include:

- 4 bedrooms | 2 bathrooms | 2 car spaces
- 396sqm corner block, directly opposite reserve
- 198sqm home, built 2012
- Crimsafe doors & windows
- Open-plan kitchen with stone benchtops, gas cooktop, stainless steel appliances
- Ducted air conditioning & ceiling fans throughout
- Full-length timber deck with covered alfresco
- Private spa
- Separate laundry
- Pre-sale building & pest inspection available free on request
- Close to Ormeau State School, Ormeau Woods State High School
- Minutes to Ormeau Village Shopping Centre, Coles, Woolworths, Drakes IGA
- Nearby sporting clubs: Ormeau Bulldogs Rugby League, Ormeau Football Club, Ormeau Lions Community Centre

Homes offering this level of outdoor living, presentation, and position don't come around often - inspect without delay.

DISCLAIMER: While every effort has been made to ensure the accuracy of the information contained in this advertisement, we make no representations or warranties as to its accuracy or completeness. All information is provided in good faith and is believed to be reliable at the time of publication; however, prospective purchasers should make their own independent enquiries and rely on their own investigations to verify all information before making any purchasing decisions.

Price Disclaimer: This property is being sold without a price. Any price information or range displayed by this website is for functionality purposes only and should not be relied upon as an indication of the property's value or expected selling price.

MORE DETAILS

Property ID	43XHGTJ
Property Type	House
House Size	198 m2
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Spa
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced
	Remote Garage

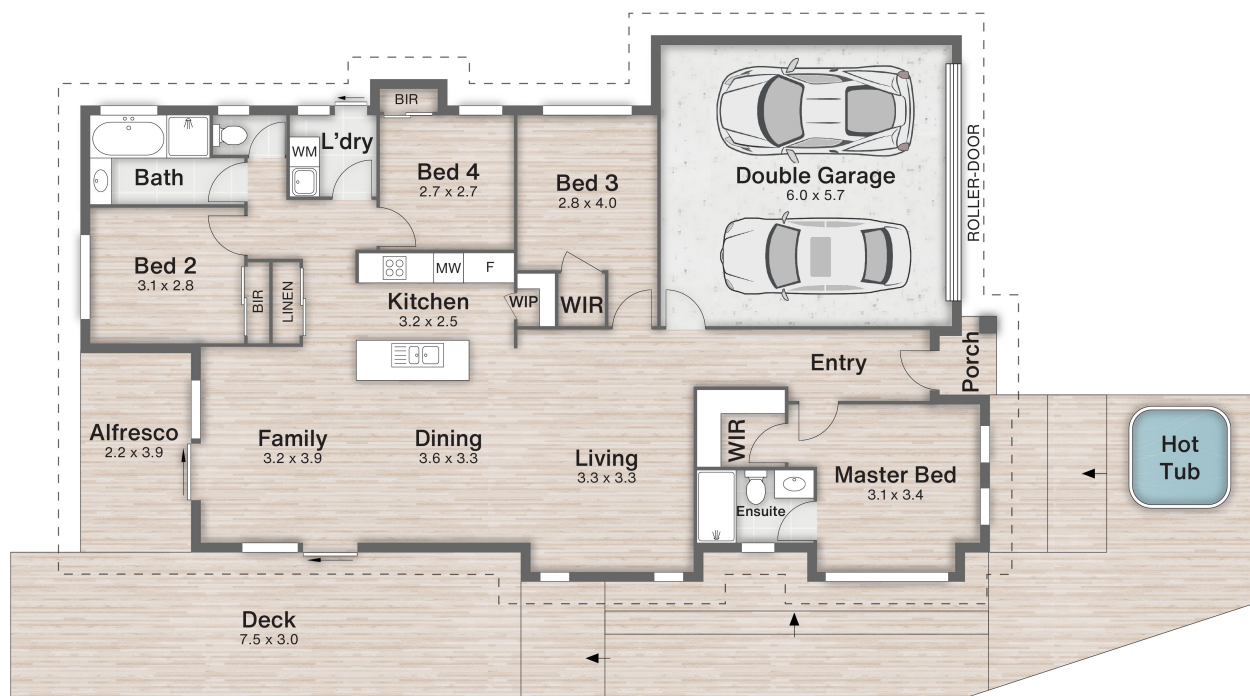
Robbie Dunn 0404 466 793

Licensee | Sales Specialist | rdunn@ljhgc.com.au

LJ Hooker Coomera (07) 5585 7888

The Hub, 5/90 Days Road, UPPER COOMERA QLD 4209
coomera.ljhooker.com.au | coomera@ljhgc.com.au





26 River Run Circuit **ORMEAU HILLS**

4 | 2 | 2 | 198m²

LJ Hooker

Coomera Ormeau Tamborine Mountain

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.

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