

26 River Run Circuit, Ormeau Hills

Corner Block. Parkland Views. Spa Under the Stars. Don't Wait on This One.

MUST BE SOLD - Seller have signed a contract! Directly across from reserved parkland, this immaculate four-bedroom corner home gives you the space, privacy and lifestyle most buyers only dream about. Built in 2012 and presented to an exceptional standard, the 198sqm layout lives far larger than its footprint, and with a green reserve as your front-yard outlook, nobody is building in front of you.

Step inside to light-filled open-plan living and dining that flows straight into a stylish kitchen with stone benchtops, a gas cooktop and quality stainless steel appliances. This is where mornings start and weekends are won. Ducted air conditioning and ceiling fans keep every room comfortable year-round, and Crimsafe security doors and windows mean you can lock up and leave with confidence.

Then there's the outdoor space. Entertain under the covered alfresco, spill onto the full-length timber deck, and finish the night in your private spa. Cross the road and you're in the reserve: morning walks, weekend footy with the kids, or simply soaking up the open outlook. It's the kind of lifestyle that sells itself the moment you walk in.

4 2 2

FOR SALE
$950,000 NEGOTIABLE

VIEW
Sat 24th Oct @ 9:30AM - 10:00AM

AGENTS
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AGENCY
LJ Hooker Coomera
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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.

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Location is just as compelling. Ormeau State School and Ormeau Woods State High School are a short drive away. Ormeau Village Shopping Centre, Coles Ormeau Town Centre, Woolworths and Drakes IGA handle everyday errands. For the active family, Ormeau Bulldogs Rugby League Club, Ormeau Football Club and the Ormeau Lions Community Centre (pool, gym and tennis courts) are all close by.

Buy with total confidence: a free pre-sale building and pest inspection is available on request.

Features

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

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.

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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







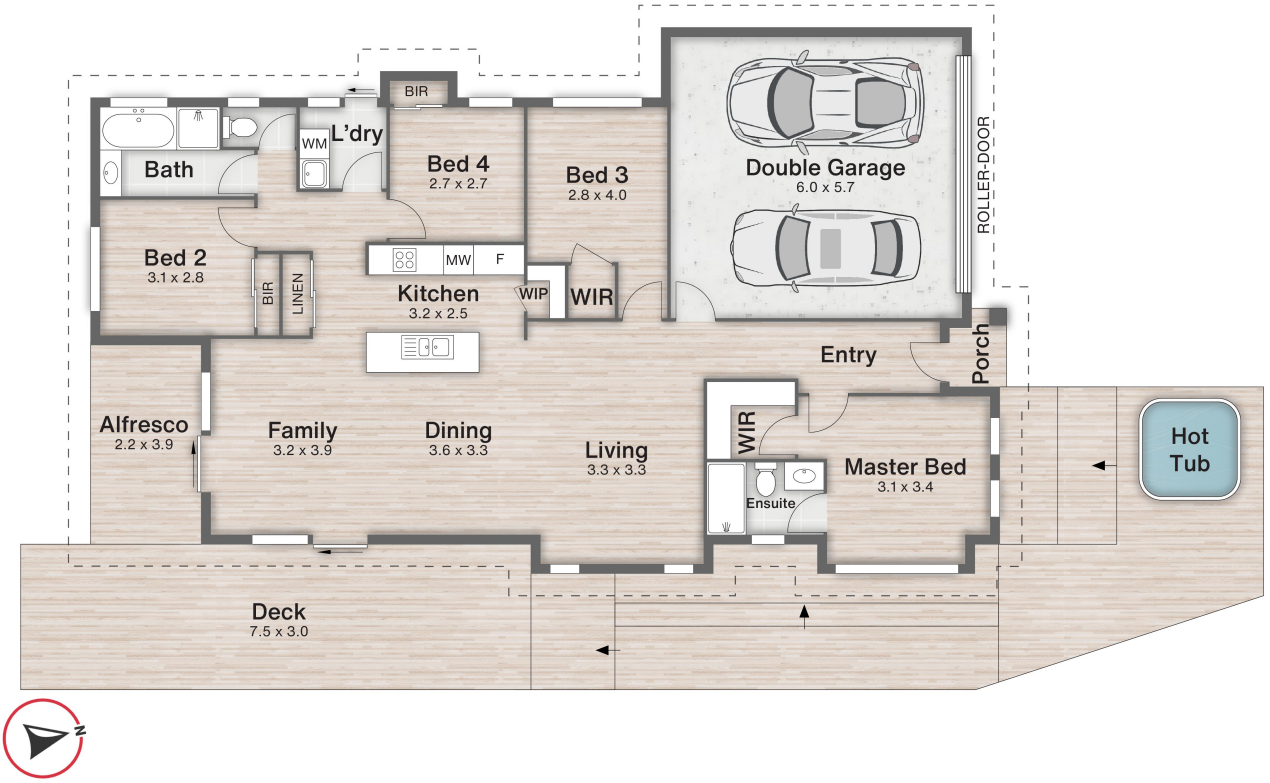




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26 River Run Circuit **ORMEAU HILLS**

4 | 2 | 2 | 198m²

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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.

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