

## Ormeau Hills, 30 River Run Circuit

### Stylish Low-Maintenance Living with Parkland Views

Perfectly positioned in the popular Ormeau Ridge estate, this Plantation built residence is the ideal blend of comfort, functionality and modern design. Sitting opposite peaceful parklands and walkways which is framed by established greenery, the home delivers a superb opportunity for those seeking a move-in ready home in a central, family-friendly location.

Whether you're a first home buyer, downsizer or investor, this thoughtfully designed home offers spacious interiors, quality upgrades, and a huge outdoor entertaining zone - all on a low-maintenance block.

Key Features You'll Love:

- 389m2
- Built in 2011 by Plantation Homes

# 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.

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**For Sale**  
CONTACT AGENT

**View**  
By Appointment

**Contact**  
**Nicole Hintz**  
0403 895 705  
nhintz@ljhg.com.au

**Liza Neuss**  
0447 006 098  
liza@ljhg.com.au

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

- Fresh presentation throughout with new paint, carpet and vinyl plank flooring
- Covered entry porch providing privacy and weather protection
- Master bedroom retreat with private access to the outdoor deck, walk-in robe and sleek ensuite
- Three additional bedrooms with built-in robes and ceiling fans, privately located off the hallway for family functionality
- Gourmet kitchen with 900mm freestanding over with gas cooktop, stone benchtops, quality appliances, pendant lighting & pantry
- Spacious open-plan living & dining area flowing seamlessly to the rear deck
- Huge outdoor entertaining area (approx. 8.4m x 4.0m) - perfect for family BBQs and relaxing afternoons
- Main bathroom with full-sized bathtub and separate toilet
- Separate internal laundry with direct external access for practicality
- Remote double lock-up garage (5.0m x 6.4m) with internal access and rear access door
- Security screens throughout, garden shed, water tank and easy-care landscaping
- Solar electricity system

#### Location & Lifestyle:

Set in the heart of Ormeau Hill's most desirable enclave, you're surrounded by nature, walking tracks, playgrounds and open space - ideal for active families and peaceful afternoon strolls. Enjoy close proximity to the below infrastructure that is constantly evolving.

- Local schools multiple to choose from Norfolk Village State School, Mother Teresa Catholic Primary School, Ormeau Woods High School, Livingstone Christian College
- Shops and conveniences at Ormeau Village, Coles and Woolworths
- Train and bus services for an easy commute in close proximity
- M1 motorway access just minutes away - Brisbane and the Gold Coast are within easy reach

If you're looking for a stylish home with nothing left to do, generous indoor-outdoor living, and a prime location - this is it.

# More About this Property

Property ID	1YD7GWH
Property Type	House
House Size	206 m2
Land Area	389 m2
Including	Air Conditioning Deck Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels Water Tank

**Nicole Hintz 0403 895 705**  
Director | L.R.E.A | Independent Contractor | [nhintz@ljhgc.com.au](mailto:nhintz@ljhgc.com.au)  
**Liza Neuss 0447 006 098**  
Sales Associate to Nicole Hintz Independent Contractor | [liza@ljhgc.com.au](mailto:liza@ljhgc.com.au)

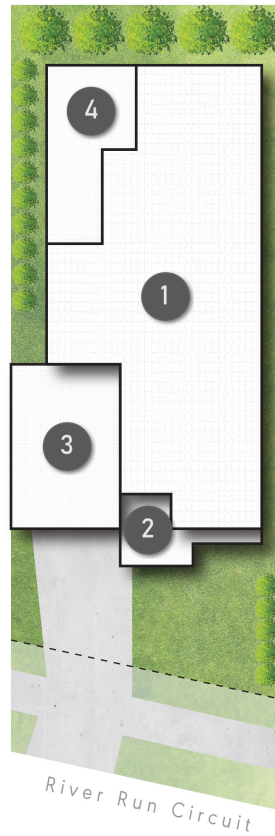
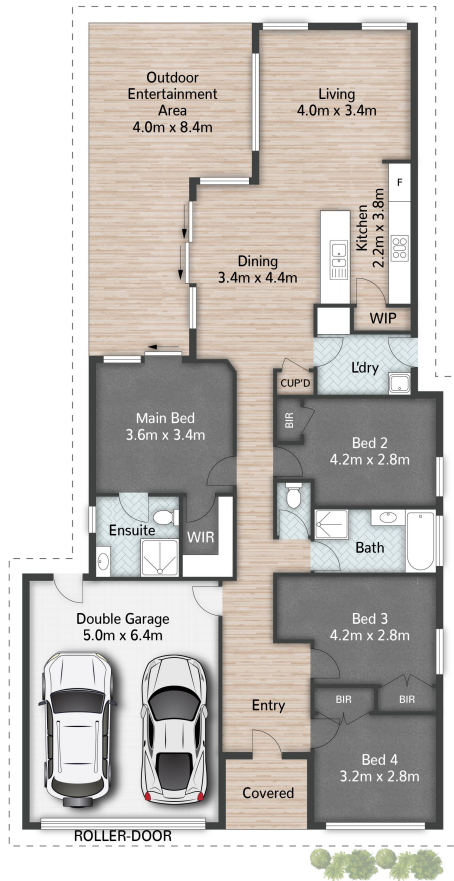
**LJ Hooker Ormeau (07) 5549 4500**  
Unit 10 Norfolk Village Shopping Ctr, 170-174 Pascoe Road, ORMEAU QLD 4208  
[ormeau.ljhooker.com.au](http://ormeau.ljhooker.com.au) | [ormeau@ljhgc.com.au](mailto:ormeau@ljhgc.com.au)



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## LEGEND

- 1 RESIDENCE
- 2 COVERED
- 3 GARAGE
- 4 ENTERTAINMENT



30 River Run Circuit **ORMEAU HILLS**

4 | 2 | 2 | 206m<sup>2</sup>

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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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