



32 Richenda Street, Ormeau Hills

FIRST HOME BUYING AT ITS ABSOLUTE BEST




An immaculate family residence set on a beautifully low maintenance block of approximately 400m² in a high growth corridor just minutes from all the major local amenities.

An incredible first home buying opportunity not to be missed. Featuring a generous floorplan with four bedrooms plus a dedicated media room with potential for use as a 5th bedroom if required. This exceptional home has been impeccably presented to market and is eagerly awaiting a new family to call it home. We welcome your attendance at the open home, and we encourage you to act quickly to avoid any potential disappointment!

This Property Also Includes;

Beautifully low maintenance parcel of approximately 400m². Offering a fenced rear yard for the children and pets to play safely

Auto double garage providing internal access to the home and plenty of additional uncovered parking space in front of the home for buyers needing to park a boat, trailer or caravan

4  2  2 

FOR SALE

Offers Over \$939,000

AGENTS

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AGENCY

LJ Hooker Nerang
(07) 5581 4422

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**

Four good-sized bedrooms, all with fans and built-in storage provided

- conditioned master bedroom featuring a walk-in robe and ensuite with his and hers basins and an oversize shower

Dedicated media room adjacent to the internal living space complimented by a VJ feature wall. This room has potential to be used as a 5th bedroom if required STCA

Well appointed main bathroom with shower, bathtub and separate toilet

Incredibly spacious air-conditioned open plan living scheme with an abundance of natural lighting on offer

Covered alfresco space at the rear of the home extending out from the living room, complimented by a stunning stone cladded feature wall, this is an incredible spot to entertain guests or to enjoy your morning coffee

Modern galley style designer kitchen with quality stone benches, feature pendant lighting, electric cooktop, SS oven, range and dishwasher installed plus an impressive walk in pantry to further enhance the storage space of the area

Split system air conditioning to help keep the whole family comfortable regardless of the season

Tastefully renovated laundry with direct access to the external clothes line

LED lighting installed throughout the home

Security screens and roller blinds installed throughout the home

Proximity to Local Schools

Ormeau State School approximately 4.6km away

Ormeau Woods State High School approximately 5.7km away

King's Christian College approximately 7.3km away

Rivermount College approximately 10km away

Livingstone Christian College approximately 4.7km away

Coomera Anglican College and St Stephen's College are also both easily accessible within minutes via the M1

Central positioning enabling exceptionally quick access to the M1 on ramp allowing seamless motorway access north to Brisbane and south to the Gold Coast. This exquisite home is situated approximately 40-45 kms from the Brisbane CBD and approximately 25km to the Gold Coast CBD and some of the worlds most renowned beaches and shopping destinations.

Ormeau is situated within minutes of this prime location and offers supermarkets, a fine selection of cafes and restaurants, childcare facilities and general conveniences.

To register your interest please contact Michael Folkard form LJ Hooker Gold Coast today!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures,

price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

MORE DETAILS

Property ID	5HAPF41
Property Type	House
Land Area	400 m2
Including	Study Air Conditioning Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246

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32 RICHENDA STREET, ORMEAU HILLS

 4  2  2

Internal: 183m² | External: 27m² | Total: 210m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

