

37 Oakover Avenue, Ormeau Hills

## Modern Family Comfort in a Quiet Pocket of Ormeau Hills

Perfectly positioned in a peaceful street within the ever-popular Ormeau Ridge Estate, 37 Oakover Avenue delivers relaxed, easy living with all the modern comforts you've been searching for. Set on a low-maintenance block and designed for functionality, this well-appointed home caters effortlessly to families, downsizers or investors alike.

Step inside to find a flowing layout, high ceilings, and a thoughtful design that offers space and privacy for the whole family. At the heart of the home is a stylish open-plan living and dining zone, complemented by a separate media room and a large kitchen that will impress any home chef.

### Property Highlights:

- Built in 2016 by G.J Gardner
- 313m<sup>2</sup> block with a 179m<sup>2</sup> house size
- Four generous bedrooms with built-in robes, ceiling fans, and plush carpet
- Private master suite featuring a walk-in robe, en suite, air-conditioning and sliding door access to the rear timber deck
- Spacious open-plan living and dining with ceiling fan and air-

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**FOR SALE**  
CONTACT AGENT

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- conditioning for year-round comfort
- Separate media room - ideal for movie nights or extra family space
- Modern kitchen with gas cooktop, large oven, dishwasher, stone benches, big pantry and microwave recess
- Alfresco entertaining area with timber decking, perfect for relaxed weekend BBQs
- Separate laundry with external access
- High ceilings, neutral tones and quality finishes throughout
- Double automatic garage with internal access
- Minimal lawn maintenance
- North-facing aspect for optimal light and warmth

**Prime Location:**

- 3.7km to Ormeau State School (catchment)
- 5.8km to Ormeau Woods State High School
- 4.8km to Livingstone Christian College (Prep-12)
- 5.0km to Mother Teresa Primary School
- 3.5km to Woolworths Ormeau & 3.8km to Coles Ormeau Village
- Quick M1 access: 3.1km Northbound / 2.6km Southbound
- 4.3km to Ormeau Train Station
- 6.2km to Bunnings Pimpama

This property is a brilliant opportunity for those seeking a move-in ready home with smart design and low upkeep in a thriving community. Don't miss your chance to inspect-homes in this pocket don't last long!

**MORE DETAILS**

Property ID	1YDYGWH
Property Type	House
House Size	179 m2
Land Area	313 m2
Including	Air Conditioning Deck Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

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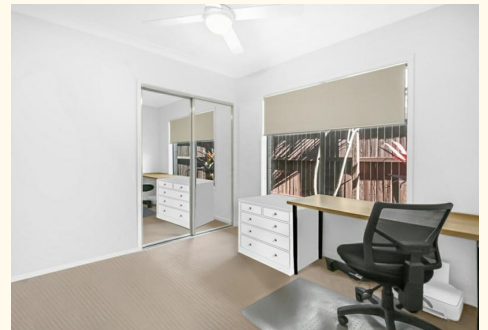
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