



## Ormeau Hills, 6 Balla Balla Crescent

Immaculate Plantation Home with Entertainer's Appeal in Prime Ormeau Ridge Pocket

Perfectly positioned in the sought-after Ormeau Hills estate, this beautifully presented single-level Plantation-built home offers an exceptional blend of space, style, and functionality. Ideal for families, downsizers, or savvy investors, it delivers low-maintenance living without compromising on comfort or quality.

Step inside to a bright, airy interior featuring timber laminate floors and an open-plan design that flows effortlessly through the central living, dining, and gourmet kitchen zone. The stunning kitchen is a chef's dream, complete with stone benches, quality appliances, a walk-in pantry, and a large island ideal for casual meals or entertaining.

Multiple living zones include a separate media room, ideal for movie nights or a kids' retreat. Four well-proportioned bedrooms ensure there's space for everyone, with the master suite privately positioned at the rear of the home, offering a walk-in robe, double



**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

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

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vanity ensuite, and sliding stacker door access to the alfresco deck.

The spacious covered alfresco area connects seamlessly to the main living zone, offering the perfect backdrop for outdoor dining and relaxation, surrounded by low-maintenance gardens and lawn.

#### Property Highlights:

- Plantation Home Built in 2013 with timeless modern finishes
- New Paint & New Carpet
- 4 bedrooms, all with built-in robes and ceiling fans
- Master bedroom with walk-in robe, ensuite, air-con & alfresco access
- Multiple living zones including media room and open plan living/dining
- Stylish kitchen with walk-in pantry, stone benchtops & quality appliances
- Split-system air conditioning in the living & master and ceiling fans throughout
- Timber decked alfresco area perfect for entertaining
- Double lock-up garage with internal access and large laundry
- Low-maintenance yard on a 450m<sup>2</sup> block

Located just minutes from parks, shops, schools, and transport options, this residence is the complete package for easy, elegant living in one of Ormeau Hill's most desirable pockets.

## More About this Property

<b>Property ID</b>	1YDWGWH
<b>Property Type</b>	House
<b>House Size</b>	221 m2
<b>Land Area</b>	450 m2
<b>Including</b>	Air Conditioning Dishwasher Floorboards Built-in-Robes Fully Fenced Remote Garage

### 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)





- 1 Porch
- 2 Garage
- 3 Alfresco

Balla Balla Crescent



6 Balla Balla Crescent ORMEAU HILLS

4 | 2 | 2 | 221m<sup>2</sup>



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