

## Ormeau Hills, 77 Ormeau Ridge Road

### RENOVATED ENTERTAINER WITH SUPERB CARAVAN/BOAT PROVISION

4 2 5 1

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1Y8MGWH](http://ljhooker.com.au/1Y8MGWH)

**Contact**  
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Maximising the superb space of its 990m2 corner block, this sprawling low set provides the perfect package leaving you nothing to want for! Boasting a pristine interior awash with contemporary upgrades and perfecting the art of alfresco entertaining, there is also a second driveway with gated storage for a caravan, boat or jet ski!

Beyond an impressive fenced frontage lined by Frangipani trees, double doors open into an immaculate interior boasting the results of gorgeous upgrades! Timber-styled flooring brings a timeless coastal aesthetic into a light-filled layout offering a large separate media room, airy lounge, spacious dining and air-conditioned family and meals. Taking centre stage with a spectacular upgrade, the kitchen is framed by sleek joinery with exceptional storage complemented by quality appliances and expansive stone; a huge waterfall island perfect for easy entertaining.

# LJ Hooker

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

**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.

There is no better place to enjoy your summer than outside where a massive in-ground swimming pool delivers resort relaxation along with a waterfall and poolside lounging. The fenced yard is a childhood paradise with the inclusion of a cubby house whilst entertainers will absolutely delight in the large weather-protected gazebo, complete with built-in BBQ kitchen!

Maintaining good privacy from the living zones, four built-in bedrooms are each comfortably carpeted and include air-conditioning and ceiling fans. The master has a walk-in robe and large ensuite with dual vanity and spa bath whilst the family are serviced by a pristine bathroom with superb vanity storage and separate bath.

Additional features include a separate laundry, large solar electricity system and double remote garage with additional shaded driveway parking. Capitalising on the corner block position, those wanting to accommodate a caravan or boat will love the second gated driveway with shade sail and concrete pad!

A well-regarded family neighbourhood, this location is sought-after for its proximity to amenities whilst maintaining a leafy tranquility. Parkland is numerous whilst just a few minutes away are large shopping and dining precincts, schooling choices, bus, rail and access to the M1.

- 990m2 block
- Renovated single-level with polished street appeal
- Light-drenched interior including family, meals, lounge, dining and separate media room
- Striking new modern kitchen with superb storage, quality appliances and waterfall stone
- Superb entertainers gazebo with weather protection and built-in BBQ kitchen
- Second covered patio overlooking large in-ground swimming pool with waterfall
- Fenced and flat yard with cubby house
- Four built-in bedrooms with carpet, ceiling fans and air-conditioning
- Master including walk-in robe and large ensuite with spa bath
- Immaculate family bathroom with great storage and separate bath
- Separate laundry
- Solar electricity 13.2 Kw Hybrid system & Solar Hot Water System
- Double remote garage with shaded driveway parking
- Second driveway with gated access to shaded storage for caravan/boat/jet ski
- Desired neighbourhood close to shops, dining, schooling and transport



# More About this Property

Property ID	1Y8MGWH
Property Type	House
House Size	263 m2
Land Area	990 m2
Including	Air Conditioning Pool Dishwasher Outdoor Entertaining Remote Garage Solar Panels Solar Hot Water

**Nicole Hintz 0403 895 705**

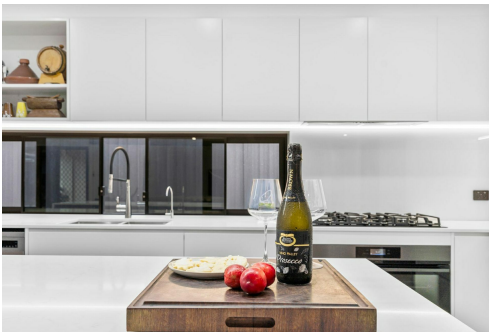
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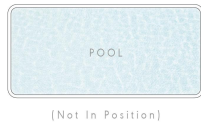
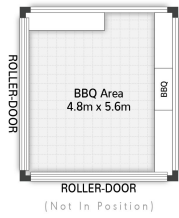
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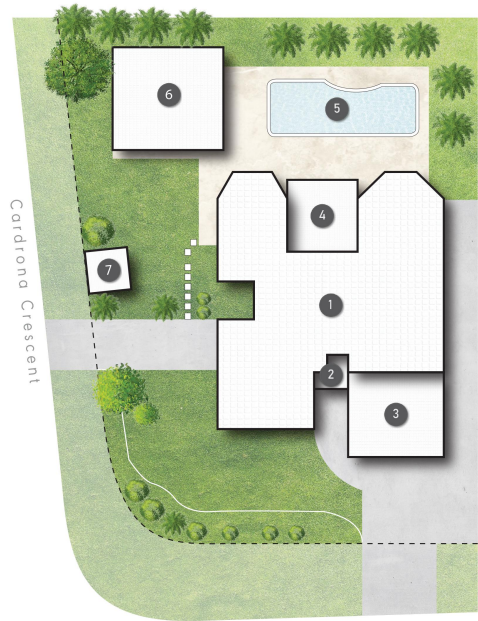
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## LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 PATIO
- 5 POOL
- 6 BBQ AREA
- 7 SHED



Ormeau Ridge Road

77 Ormeau Ridge Road **ORMEAU HILLS**

4 | 2 | 2 | 263m<sup>2</sup>

**LJ Hooker**

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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