



94 River Run Circuit, Ormeau Hills

## Contemporary Comfort Meets Effortless Living in Ormeau Hills

Welcome to 94 River Run Circuit, perfectly positioned in the ever-popular Ormeau Hills estate. Combining comfort, functionality and modern design, this well-maintained residence offers a fantastic opportunity for both savvy investors and future homeowners looking to secure a quality property in a high-demand location.

Set within walking distance to peaceful parklands, walking tracks and local amenities, the home embraces a relaxed lifestyle while still being close to everything you need. Designed with easy living in mind, the layout flows seamlessly, offering a sense of space, natural light and practicality that suits both families and tenants alike.

At the heart of the home, the modern kitchen is well-appointed with stainless steel appliances, ample storage and a functional layout that connects effortlessly to the open-plan living and dining area. This central hub is complemented by air-conditioning for year-round comfort and opens directly out to the covered outdoor patio-perfect for entertaining guests or enjoying a quiet evening outdoors.

The home offers four spacious bedrooms, all thoughtfully positioned to provide privacy and comfort. The master suite is complete with its

4 2 2

**FOR SALE**  
Offers over \$1,049,000

**VIEW**  
By Appointment

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Interested parties must rely solely on their own enquiries.

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own en-suite, creating a private retreat for homeowners, while the remaining bedrooms are well-serviced by the main bathroom.

Positioned on a low-maintenance 460m<sup>2</sup> block, the fully fenced yard provides a secure space for children and pets, while still being easy to care for-ideal for busy households or investors wanting minimal upkeep. A double automatic garage with internal access adds further convenience and security.

Currently tenanted at \$775 per week with a lease in place until 3rd February 2027, this property represents a strong investment opportunity with immediate returns, while also offering future flexibility for owner-occupiers down the track.

Whether you're looking to invest or secure a home in a tightly held pocket of Ormeau Hills, this property ticks all the boxes for lifestyle, location and long-term value.

#### Property features

- 460m<sup>2</sup> block of land
- Built in 2016
- 4 spacious bedrooms
- Master bedroom with en-suite
- Modern kitchen with stainless steel appliances and dishwasher
- Open plan tiled family, kitchen and dining area with air-conditioning, flowing out to the covered patio
- Double auto garage with internal entry
- Fully fenced, low-maintenance yard
- Currently tenanted at \$775 per week
- Lease in place until 3 February 2027

Disclaimer: Images used in the marketing of this property have been digitally staged. We have used our best endeavours to ensure this information is accurate, however accept no responsibility for any errors, omissions or inaccuracies. Prospective purchasers should verify all details independently.

#### MORE DETAILS

Property ID	43RSGTJ
Property Type	House
House Size	168 m <sup>2</sup>
Land Area	460 m <sup>2</sup>

#### Nykisha Brown 0435 990 266

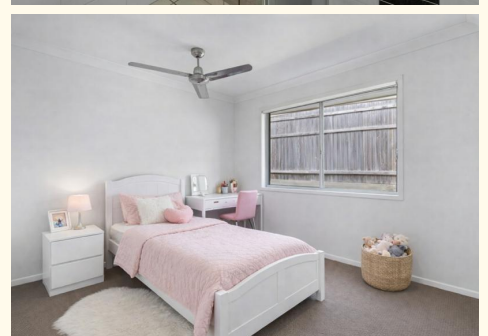
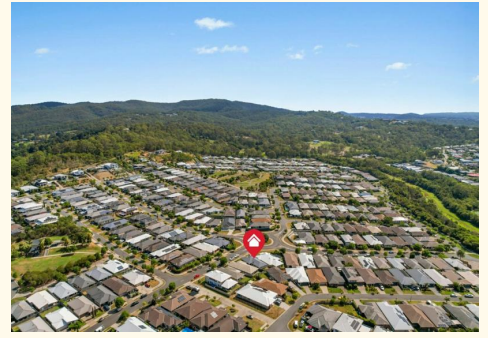
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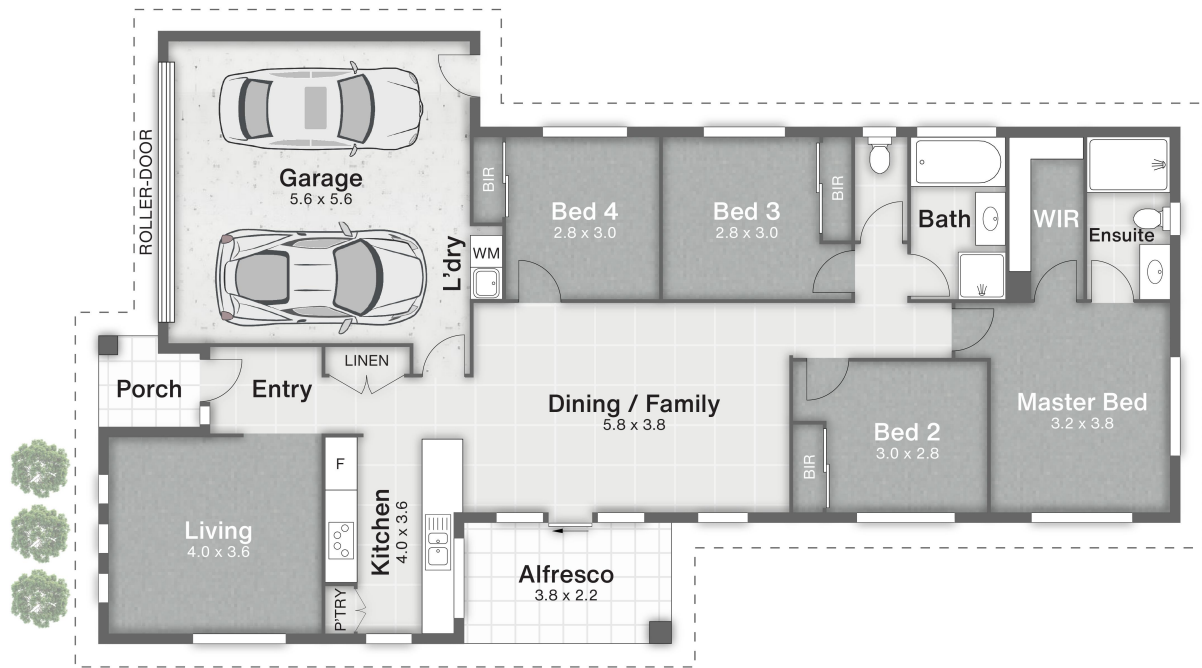
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94 River Run Circuit **ORMEAU HILLS**

4 | 2 | 2 | 168m<sup>2</sup>

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Coomera Ormeau Tamborine Mountain

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