



**Sold**

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12 Doherty Court, Ormeau

# Sold Off Market By Your Trusted Local Real Estate Advisors

This exceptional residence is a true reflection of what can be achieved with genuine local knowledge and carefully matched buyers.

Perfectly positioned in a private cul-de-sac, the home delivers an enviable lifestyle defined by space, versatility and understated elegance. Designed to cater to both relaxed family living and refined entertaining, the generous single-level layout showcases a seamless blend of expansive indoor zones and impressive outdoor areas.

At the heart of the home, a flowing open-plan kitchen, dining and living domain anchors daily life, while multiple additional living spaces provide flexibility rarely found. A refined bespoke library, complete with custom shelving and feature ladder, creates a peaceful retreat, complemented by an expansive multi-purpose room and a light-filled sunroom ideal for year-round enjoyment. The master suite offers its own private sanctuary with ensuite, while the remaining bedrooms are thoughtfully positioned for family comfort.

Outdoors, scale and functionality take centre stage. A vast covered alfresco patio sets the scene for effortless entertaining, while the impressive 9m x 6m powered shed with mezzanine storage caters

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**FOR SALE**  
Contact Agent

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perfectly to trades, hobbies, creative pursuits or secure storage-adding outstanding versatility to this already remarkable property.

- Large master suite with private ensuite, built-in robe and serene outlook
- Two additional bedrooms with built-in robes, serviced by the main bathroom
- Expansive multi-purpose room or optional fourth bedroom
- Bespoke library with custom shelving and feature ladder
- Spacious open-plan living designed for everyday comfort and entertaining
- Light-filled sunroom for year-round relaxation or hosting
- Open-plan kitchen and dining with effortless flow
- Internal laundry
- Electric hot water system
- Generous covered alfresco area plus multiple outdoor entertaining zones
- 9m x 6m shed with single-phase power and mezzanine storage
- Single carport
- Solar system
- Generator plug connection for back-up power
- NBN ready
- " Block size: 4,009sqm
- " House size: approx. 346m<sup>2</sup> of living and entertaining space
- Council rates: approx. \$1,200 biannually
- Water rates: approx. \$300 per quarter
- Septic system (recently serviced December 2024)
- Grey water tank x1
- Rainwater tank approx. 3,000L

Located in a tightly held pocket of Ormeau, this home enjoys the perfect balance of tranquillity and convenience. Close to quality schools, shopping and recreational facilities, with easy access to the M1 and Ormeau Train Station, the location offers seamless connectivity to both Brisbane and the Gold Coast-one of the many reasons Ormeau continues to attract families seeking space, lifestyle and long-term growth.

## MORE DETAILS

Property ID	1YK3GWH
Property Type	AcreageSemi-rural
House Size	346 m2
Land Area	4009 m2
Including	Study Air Conditioning Dishwasher Built-in-Robes

### Nicole Hintz 0403 895 705

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