







22 Vaughan Drive, Ormeau

COMMITTED TO SELLING - DUAL LIVING OPPORTUNITY

Sprawling across a private 5,000m² block, this impressive residence delivers super-sized family living with outstanding space and flexibility. Boasting six bedrooms and superb potential for dual living, it sits within a tranquil acreage enclave, offering privacy and freedom just minutes from popular schooling, shops, dining and major transport corridors.

Beyond a gated driveway and polished fae, the home opens into a light and welcoming interior with generous family proportions. Contemporary timber-toned flooring flows throughout huge living, dining and meals zones, whilst a massive separate lounge allows families to unwind or connect as desired. Light, bright and modern, the spacious kitchen impresses with excellent storage, premium appliances and wraparound stone.

Generous scale continues outdoors, where a huge covered patio provides superb space to entertain, relax and enjoy the peaceful surrounds. A sparkling in-ground swimming pool with poolside lounging is ready for summer fun, whilst wide-open lawns, mature greenery and a primarily flat landscape provide endless room for children, pets or further alfresco additions. A whimsical cubby house

6 4 6

FOR SALE
Offers Over $2,200,000

VIEW
Sat 7th Nov @ 10:45AM - 11:15AM

AGENTS

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Interested parties must rely solely on their own enquiries.

LJ Hooker

adds another family-friendly touch!

Upstairs, five large built-in bedrooms include a colossal primary master with walk-in robe and magnificent ensuite featuring a dual vanity and luxurious spa bath. A second bedroom includes its own private ensuite, providing an ideal second master option, whilst the contemporary family bathroom features full-height tiling and a separate bath.

Downstairs, a huge sixth bedroom with walk-in robe sits within its own private wing. Complete with a well-appointed kitchenette, living and dining options, full bathroom and private entry options, this versatile zone is ideal for accommodating multiple generations or creating an independent living arrangement with potential to enhance rental income.

Additional features include exceptional storage and ducted air-conditioning, along with an attached double garage and carport. Access continues to the rear where a triple-bay shed and additional concrete parking easily accommodate extra vehicles, trailers or boats.

Offering the peace and freedom of acreage without compromising on convenience, this property delivers an enviable lifestyle with space to spread out and grow. Popular schools, shopping, dining and everyday amenities are just minutes away, with major transport corridors providing easy connection to Brisbane and the Gold Coast. Combining scale, versatility and superb accessibility, this is acreage family living at its best!

- 5000m2 block
- Huge family home with exceptional outdoor entertaining plus options for dual living
- Light-filled interior with contemporary timber-toned flooring and ducted air-conditioning
- Expansive living, dining and meals zones plus massive separate lounge
- Modern kitchen with excellent storage, premium appliances and wraparound stone
- Huge covered entertaining patio overlooking peaceful and private surrounds
- Sparkling in-ground swimming pool with generous poolside lounging
- Wide-open lawns, mature greenery and whimsical cubby house
- Five large built-in bedrooms upstairs plus huge sixth bedroom downstairs
- Colossal primary master with walk-in robe and ensuite with dual vanity and spa bath
- Second master option upstairs with private ensuite
- Contemporary family bathroom including separate bath
- Separate lower wing with sixth bedroom, kitchenette, living/dining options, bathroom and private entry options offering superb dual-living potential
- Exceptional storage
- Ducted air-conditioning
- Double garage plus adjoining carport
- Gated driveway
- Rear access to triple-bay shed plus additional concrete parking for vehicles, trailers or boats
- Minutes to popular schools, shops and dining with easy Brisbane and Gold Coast connections

Disclaimer: Whilst every effort has been made to ensure the accuracy of the information contained herein, prospective purchasers should not rely solely on the information provided online, in advertising, or by the selling agent. Interested parties are encouraged to undertake their

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own independent enquiries and due diligence to satisfy themselves as to the accuracy of all information, including but not limited to property boundaries, measurements, zoning, approvals, fixtures, inclusions and any other matters of importance.
A personal inspection of the property is strongly recommended before making any purchasing decision.
Nicole Hintz Pty Ltd Licence No. 4422068 operates as an Independent Contractor in Conjunction with Star Real Estate Pty Ltd T/A LJ Hooker Coomera | Ormeau | Tamborine Mountain

MORE DETAILS

Property ID	1YR2GWH
Property Type	AcreageSemi-rural
House Size	532 m2
Land Area	5000 m2
Including	Ducted Cooling
	Ducted Heating
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage







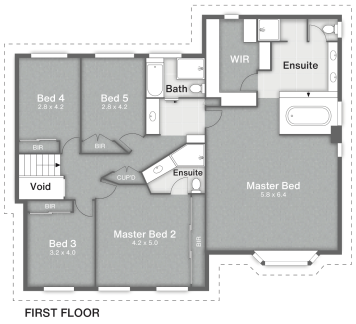




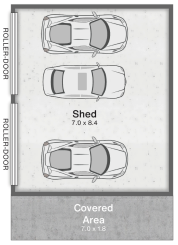
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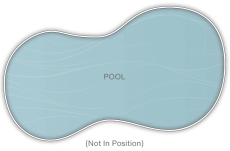
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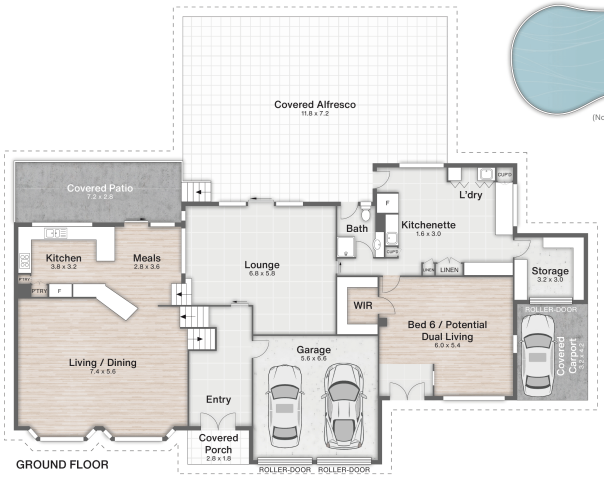
FIRST FLOOR



(Not In Position)



(Not In Position)

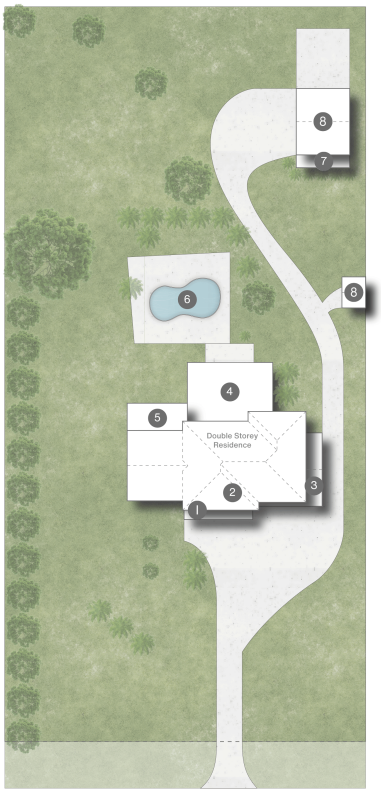


GROUND FLOOR



(Not In Position)

1 Porch
2 Garage
3 Carport
4 Alfresco
5 Patio
6 Pool
7 Covered Area
8 Shed



Vaughan Drive

22 Vaughan Drive **ORMEAU**

6 | 4 | 6 | 532m² | 5,000m²

NORTH

DISCLAIMER
This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.

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