



31 Leaver Court, Ormeau

FAMILY PARADISE, STRIKING BACKDROP AND EXCEPTIONAL TRADES/BUSINESS PROVISION

Presenting the ultimate opportunity to absolutely have it all, this exceptional home boasts stylish comfort, harmonious outdoor living and acreage ambience! Brilliantly including provisions and access to store caravans, multiple vehicles and boats as well as cater to trades demands or a home business, the lush sanctuary offers the very best of family living with nothing left to want for.

Set on a huge 5736m² block, lush hedging and a fenced frontage cements an appealing street presence whilst inside, a sleek contemporary fit-out extends a sophisticated welcome. Gleaming tiles and a wood burning fireplace feature within a light-filled living and dining whilst the plush separate media room is ready for the perfect movie night! Positioned centrally to embrace connection, the modern kitchen is laid out on an expansive footprint, with excellent storage wrapping around the zone. Stainless appliances and sleek black stone are perfect for catering whilst the integrated dining bar is ideal for casual and quick meals.

Dazzling views of a leafy lined horizon greet you when you step

4 2 18

FOR SALE

Offers Over \$2,250,000

AGENTS

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outside, offering the perfect backdrop and feelings of utter escape. The large covered patio has pull down blinds to protect you against poor weather, whilst the huge entertainer's deck is ideal for sun-kissed enjoyment or entertaining under the stars. Cementing the resort ambience is the huge in-ground swimming pool, complete with covered poolside cabana and decked surrounds!

A separate study with built-in desk is ideally positioned on the lower level whilst upstairs, four plush bedrooms each include built-in storage. Along with a walk-in robe, the master also shows off a stylish ensuite with floor to ceiling tiling and dual vanity whilst the family bathroom is also immaculately appointed and includes a freestanding bath. Additional features include a downstairs powder room, separate laundry, solar electricity, double garage and double carport.

Maintaining excellent separation from the house, a second gated driveway leads down to a huge vehicle and storage facility at the rear of the property. Particularly appealing to those wanting to store boats, caravans or trade equipment, there is a massive triple bay shed with three phase power, car hoists, high access and mezzanine office; brilliantly suitable to a huge range of requirements. In addition there is a large concrete turning pad, additional rear shed and open-air parking for added vehicles.

With nothing to want for and in a private haven of your own, this property is a magnificent opportunity! Sitting in a leafy acreage enclave you'll feel a million miles from everything, yet still have all of life's services at your door. Shops, schooling and sporting facilities are just five minutes away, with access to the M1, bus and rail for those commuting.

- 5736m2 block with superb views
- Modern interior with tiles, fireplace, living, dining and plush media room
- Gourmet kitchen with stainless appliances, black stone and integrated dining
- Seamless indoor/outdoor living with large covered patio and massive entertainer's deck
- Resort-style in-ground swimming pool with poolside cabana and decked surrounds
- Four spacious bedrooms plus dedicated home office/study
- Master including walk-in robe and stylish ensuite with floor to ceiling tiling and double vanity
- Modern family bathroom with freestanding bath
- Separate laundry/guest powder room with alfresco access
- Solar electricity to main house 6.5kw with 12kw back up battery
- Solar electricity to the shed 13.2kw which also runs the pool during the day from the solar
- Double garage plus double carport
- Massive triple bay shed with 3-phase power, car hoists, high access, mezzanine office space
- Second electric gated driveway plus turning circle, additional parking and rear shed
- Minutes to amenities including shops, schooling and M1

MORE DETAILS

Property ID 1YCCGWH
Property Type AcreageSemi-rural
House Size 397 m2
Land Area 5736 m2
Including Study
Pool
Deck
Dishwasher
Outdoor Entertaining
Built-in-Robes
Fully Fenced
Remote Garage
Solar Panels

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