



## Ormeau, 54 Philben Drive

Beautifully Presented Duplex in Sought-After Ormeau Pocket

3  2  2 

**For Sale**  
Please Call

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

**Contact**  
**Nicole Hintz**  
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Welcome to 54 Philben Drive an immaculate duplex nestled in the ever popular Norfolk Village Estate. Within walking distance to Norfolk Village State School & Child care centre.

Offering a low-maintenance lifestyle without compromising on space or comfort. Thoughtfully designed and beautifully maintained, this home is ideal for first-home buyers, downsizers, or savvy investors looking for quality in the heart of Ormeau.

Boasting three well-proportioned bedrooms, each features carpet, built-in robes, and ceiling fans for year-round comfort. The air-conditioned master retreat includes a triple-door built-in robe and a well-appointed ensuite with a separate toilet and excellent vanity storage.

The open-plan living and dining area is light-filled and air-conditioned, with tiled flooring for

# 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.

easy upkeep. A modern kitchen anchors the space, complete with quality appliances, great storage, and a mounted TV. A family-sized bathroom offers both a bath and shower, catering perfectly to young families or visiting guests.

Step outside to a spacious, paved courtyard framed by neat, low-maintenance gardens - your private sanctuary to unwind or entertain. The separate laundry with extra storage, solar panels, and epoxy flooring in the double garage all add to the functionality and appeal of this quality home.

Enjoy the unbeatable convenience of this central location

Property Highlights:

- 3 spacious bedrooms with built-in robes & ceiling fans
- Master bedroom with ensuite, triple robe & air-conditioning
- 2 x split system air-conditioning units
- Family bathroom with separate bath & shower
- Modern kitchen with quality appliances & mounted TV
- Tiled, open-plan living and dining with ceiling fans & air-con
- Separate laundry with built-in storage
- Double lock-up garage with epoxy flooring
- Large, paved and private courtyard with low maintenance gardens
- Fully fenced
- Solar panels to help reduce energy costs
- Walk to Norfolk Village State School & close to shops and parks

This is an outstanding opportunity to secure a quality property in a high-demand location. Whether you're looking to move straight in or invest wisely, this duplex ticks all the boxes.

Contact the Nicole Hintz Team today to arrange your inspection or register for VIP pre-market access.

## More About this Property

<b>Property ID</b>	1YDUGWH
<b>Property Type</b>	DuplexSemi-detached
<b>House Size</b>	158 m2
<b>Including</b>	Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

### Nicole Hintz 0403 895 705

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### Liza Neuss 0447 006 098

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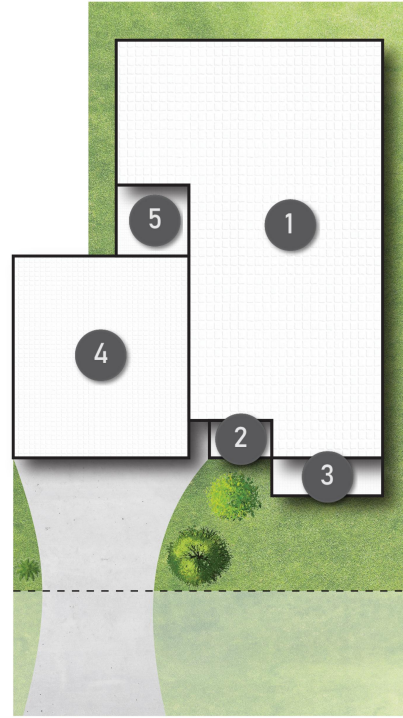
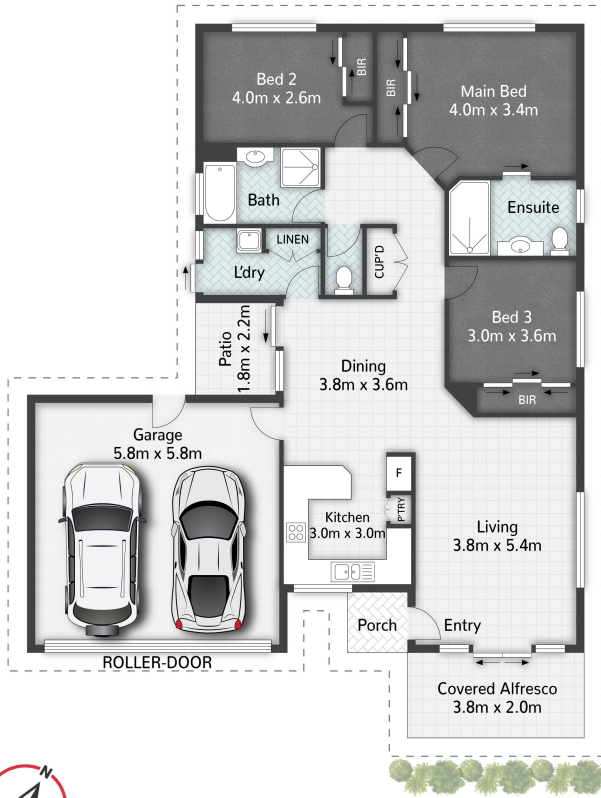
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## LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 ALFRESCO
- 4 GARAGE
- 5 PATIO

Philben Drive



2/54 Philben Drive ORMEAU

3 | 2 | 2 | 167m<sup>2</sup>

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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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