





## Ormeau, 1/7 Callicoma Court

### DREAM DUPLEX - NO BODY CORPORATE

3  2  2 

This stylish 3-bedroom duplex in sought-after Norfolk Village presents an exceptional opportunity for comfortable, low-maintenance living. Ideally positioned with easy access to local amenities and the M1, this two-storey home is thoughtfully designed for both functionality and lifestyle.

The lower level features a spacious open-plan living and dining area, seamlessly connecting to the undercover alfresco - perfect for year-round entertaining. The centrally located kitchen overlooks the living spaces and alfresco, creating a relaxed indoor-outdoor flow ideal for family meals and casual gatherings.

Also on the lower level is the master bedroom, complete with a walk-through robe and a private ensuite featuring a shower, vanity, and toilet. A handy powder room adds extra convenience for guests. The double lock-up garage provides internal access and under-stair storage for added practicality.

**For Sale**  
CONTACT AGENT

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

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# 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.

Upstairs, you'll find two additional bedrooms, both with built-in robes, and the main bathroom which includes a shower, bath, and vanity, with a separate toilet nearby.

Outside, the fully fenced yard offers a safe and secure space for kids or pets to play, framed by established, low-maintenance gardens and lawns.

#### Key Features:

- Prime location close to Norfolk Village amenities and the M1
- Ground-level master bedroom with ensuite and walk-through robe
- Two additional bedrooms upstairs with built-in robes
- Spacious kitchen overlooking the dining and living areas
- Undercover alfresco area perfect for entertaining
- Main bathroom upstairs plus separate toilet
- Powder room downstairs for added convenience
- Security screens throughout
- Plantation shutters in the kitchen, living area, and master bedroom
- Large internal laundry with built-in storage
- Double lock-up garage with internal access and under-stair storage
- Fully fenced yard with low-maintenance landscaping
- No body corporate levies - enjoy the freedom of duplex living

This is a rare opportunity to secure a well-appointed home in a highly desirable location - perfect for first-home buyers, downsizers, or investors.

## More About this Property

<b>Property ID</b>	1YAJGWH
<b>Property Type</b>	DuplexSemi-detached
<b>Including</b>	Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

#### Nicole Hintz 0403 895 705

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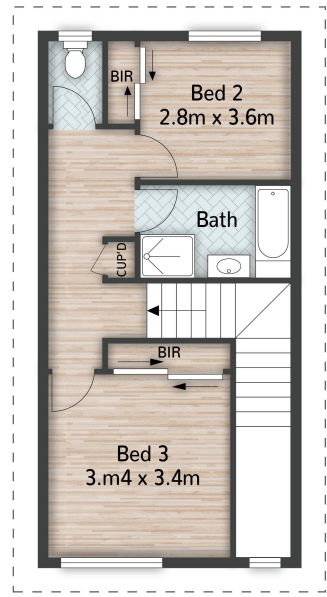
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Unit 1/7 Callicoma Court **ORMEAU**

3 | 2 | 2 | 178m<sup>2</sup>



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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