



## Ormeau, 2/74 Karall Street

The Most Stylish Duplex in Norfolk Village - Move-In Ready!

Located in the heart of the sought-after Norfolk Village Estate, this impeccably styled duplex is without a doubt one of the most impressive you'll find on the market. From its crisp modern finishes to its expansive layout and beautifully private outdoor area, this is low-maintenance living without compromise.

Every inch of this home has been thoughtfully designed for both comfort and style, making it the perfect choice for downsizers, first home buyers or investors seeking quality and convenience in equal measure.

Property Highlights:

- Three generous bedrooms, including a privately positioned master with ensuite
- Modern, refreshed kitchen with subway tile splashback, updated cabinetry, and breakfast

3 2 0

**For Sale**  
Offers Over \$799,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker**

**LJ Hooker Ormeau**  
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**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.

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- Multiple living areas, including an open-plan dining zone and a huge air-conditioned family room with built-in storage and a study nook
- Main bathroom with quality finishes and a separate laundry with external access
- Undercover outdoor entertaining flowing from the living room, privately fenced with a sunny aspect and move in ready landscaping
- New flooring, neutral colour palette and upgraded lighting throughout - absolutely nothing to spend!
- Secure, low-maintenance yard
- No body corporate just shared building insurance

With 158m<sup>2</sup> of stylish interior space and a thoughtfully designed layout that offers separation and flexibility, this home is as functional as it is beautiful. Located just a short walk to Norfolk Village State School, parks and local shopping, it's easy to see why this address is so tightly held.

Don't miss this rare opportunity to secure one of Ormeau's best presented duplexes. Homes of this calibre, in this location, simply do not last.

Contact the Nicole Hintz Team today to arrange your private inspection or register for our upcoming viewing.

## More About this Property

Property ID	1YCVGWH
Property Type	DuplexSemi-detached
House Size	158 m2

### Nicole Hintz 0403 895 705

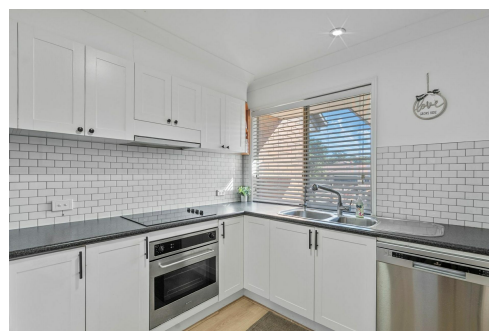
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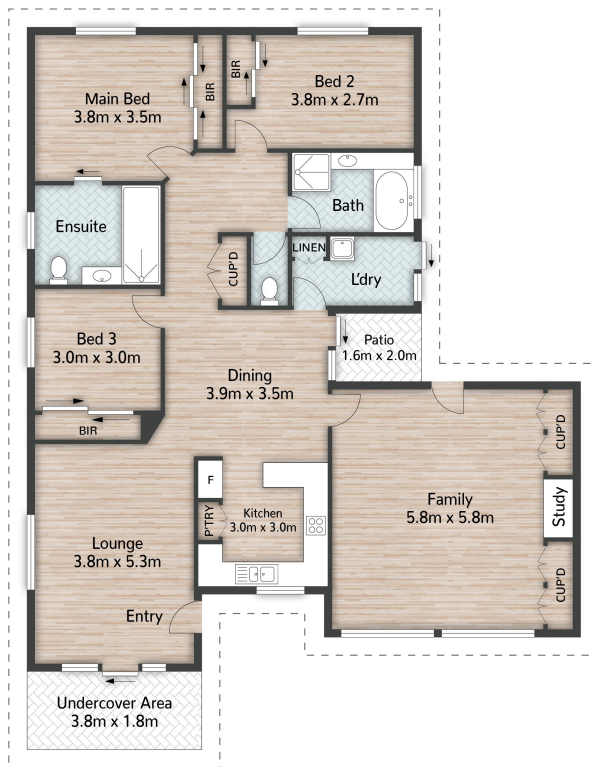


# LJ Hooker

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2/74 Karall Street **ORMEAU**

3 | 2 | 158m<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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