



111 Brookside Circuit, Ormeau

## Luxury Low-Maintenance Living with Magnesium Pool & Premium Upgrades! - act quickly to avoid disappointment.

If you're after a low-maintenance, beautifully presented home with quality upgrades throughout, this owner-occupied residence is sure to impress.

Boasting four generous bedrooms plus a handy study nook, the home offers a well-appointed central kitchen complete with stone benchtops and gas cooking, overlooking the open plan living and dining area. The smart, family-friendly layout includes two bathrooms and a double lock-up garage, delivering comfort, functionality and space for the whole family.

Freshly painted in Dulux Wash & Wear, the interiors feel crisp, modern and move-in ready. Brand new, stain-resistant Triexta carpet with a 10mm thick high-density underlay was installed in November 2025 and comes with a 25-year warranty - offering both comfort and peace of mind.

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**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

**AGENTS**  
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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.

 **LJ Hooker**

Step outside to your own private retreat, designed for effortless entertaining and relaxation. The stunning magnesium swimming pool (MagnaPool system - known for its softer feel and reduced chemical harshness compared to traditional salt pools) is complemented by quality decking and low-maintenance surrounds.

#### Key Features:

- 4 bedrooms plus study nook
- 2 bathrooms
- Central kitchen with stone benchtops and gas cooking
- Open plan living and dining area
- Split system air-conditioning to all bedrooms and living area
- Ceiling fans in all bedrooms and living area
- Freshly painted in Dulux Wash & Wear
- Brand new stain-resistant Triexta carpet (installed Nov 2025)
- 10mm high-density underlay
- 25-year carpet warranty
- Internal wired security system
- Prowler Proof security screens to all windows and front door
- Ethernet ports to multiple rooms

#### Outdoor & Pool Features:

- 6m x 3.5m magnesium swimming pool (MagnaPool system)
- Internal pool lighting
- Waterfall feature
- 4m x 4.5m Ecodeck deck
- Zodiac Duo DX3000 robotic pool cleaner included
- Private entertaining area
- Fully fenced yard
- Double lock-up garage

Located in the sought-after Brookside Estate and within walking distance to the local shopping centre, parks and public transport, this home combines lifestyle, comfort and convenience.

Homes of this quality and presentation don't last long - act quickly to avoid disappointment.

#### MORE DETAILS

Property ID	43Q0GTJ
Property Type	House
Land Area	404 m2
Including	Ensuite Air Conditioning Pool

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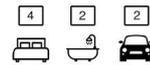


Coomera Ormeau Tamborine Mountain

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should only be used as a guide by any prospective purchaser.

Total approximate floor area: 198m<sup>2</sup>



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