



Boundaries and dimensions are approximate only.
Interested parties should conduct their own independent enquiries.



Ormeau, 13 Avalon Court

CUL-DE-SAC PERFECTION ON MASSIVE BLOCK

4 2 2 1

For Sale
CONTACT AGENT

View
ljhooker.com.au/1Y5DGWH

Contact
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Presiding over a huge 1047m² block at the end of a cul-de-sac street, this inviting single level offers a unique opportunity for space without compromising on location! Nestled within walking distance to shops, dining and transport, you also have a fabulous selection of schools close by.

Privately set behind mature greenery, the home opens into a flowing layout with tiled floors underpinning a light-filled living and dining whilst a separate lounge is perfect for retreat; both zones air-conditioned. The central kitchen, with stylish splash back and expansive bench space ensuring family demand is effortlessly met; plenty of breakfast bar seating perfect for a busy morning.

Capitalise on the space outdoors and enjoy lounging or dining within an airy covered patio whilst additional sun-kissed options allow you to extend your entertaining. Landscaped with tropical greenery, the in-ground swimming pool is ready for summer whilst the huge block

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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.

also provides a massive fenced yard and wonderland of space for children and pets.

Four bedrooms sit on timber-styled flooring with each including ceiling fans and built-in wardrobes. The master has a walk-in robe and private ensuite whilst the family enjoy an bathroom with large corner bath! Additional features include solar electricity, internal laundry, double remote garage.

The shortest of walks to shops, dining and bus, services are so very convenient! Early learning and schooling options are close by whilst parkland, rail and major transport corridors cement the easy liveability of this location.

- 1047m2
- Cul-de-sac position with rare block sizing
- Open-plan, air-conditioned living and dining on tiled floors
- Air-conditioned lounge room on timber-styled flooring
- Contemporary kitchen with glass stylish splashback and lengthy breakfast bar
- Large patio entertaining including both covered and sun-kissed options
- Landscaped in-ground swimming pool
- Massive fenced yard with garden shed and plenty of space to kick a ball
- Four built-in bedrooms with ceiling fans
- Master including walk-in robe and private ensuite
- Family bathroom with large corner bath
- Solar electricity
- Double remote garage
- Walk to shops, bus and dining

More About this Property

Property ID	1Y5DGWH
Property Type	House
Land Area	1047 m ²
Including	Air Conditioning Pool Outdoor Entertaining Built-in-Robes Remote Garage

Liza Neuss 0447 006 098

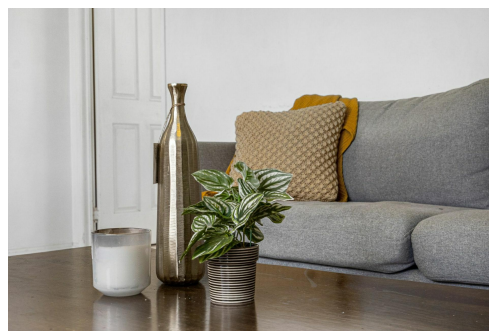
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(Not In Position)



LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 ENTERTAINING
- 5 SHED
- 6 POOL



13 Avalon Court ORMEAU

4 | 2 | 2 | 251m²

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