



Ormeau, 13 Lancelot Crescent

EXPANSIVE SINGLE-LEVEL IN PRIME LOCATION

Nestled within a coveted pocket with tremendous family appeal, this immaculate residence offers the perfect blend of space and convenience. Set amongst manicured gardens and providing a sprawling single-level layout, there is plenty of room for growing families in a location close to schooling, shops and transport.

Laid out over a spacious 700m2 block, an elegant frontage opens to a huge multi-zoned layout perfect for family flexibility. Gleaming tiled floors and natural light feature within a large formal lounge and dining whilst open-plan family and casual dining also boasts exceptional sizing. There is no shortage of storage within the central kitchen, framed by extensive white cabinetry and offering stainless appliances. Fabulous bench space wraps around the zone, with a centre island, high bar and breakfast bar seating ensuring catering is simple.

The detailed landscaping continues at the rear of the house where multiple alfresco

5 2 2

For Sale
Offers Over \$899,000

View
ljhooker.com.au/1XZKGWH

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options are privately nestled amidst lush greenery. All-weather entertaining is available within a large covered patio whilst a decked gazebo is the perfect spot to enjoy blue sky days.

Each of the four bedrooms include built-in storage with the master also offering alfresco access, walk-in robe and private ensuite. The main bathroom is brilliantly large and is appointed with floor to ceiling tiling, huge glass shower and separate bath. Additional features include a separate laundry with cabinetry, garden shed, reverse cycle air-conditioning and double remote garage with storage.

Sitting just around the corner from Bedivere Drive Park, you can also walk or ride to Livingstone Christian College and a fabulous selection of local shopping and dining. Ormeau Woods State High School is just a few minutes away with nearby rail and the Pacific Motorway handling your commuting north or south.

- 700m2 block
- Elegantly presented with manicured landscaping and pristine interior
- Large formal lounge and formal dining with chandelier
- Huge open-plan family and casual dining
- Immaculate kitchen with brilliant storage, stainless appliances and lengthy bench space
- Multiple covered outdoor entertaining zones within private, landscaped backyard
- Four built-in bedrooms; master including walk-in robe and private ensuite
- Large family bathroom with floor to ceiling tiling, huge glass shower and separate bath
- Separate laundry with cabinetry
- Garden shed
- Reverse cycle air-conditioning
- Double remote garage with storage
- Walk/ride to Livingstone Christian College, local shops and dining

More About this Property

Property ID	1XZKGWH
Property Type	House
House Size	319 m ²
Land Area	700 m ²
Including	Air Conditioning

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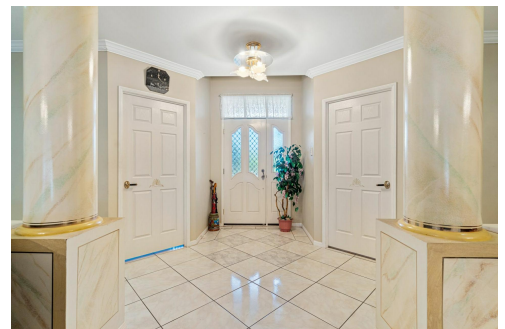
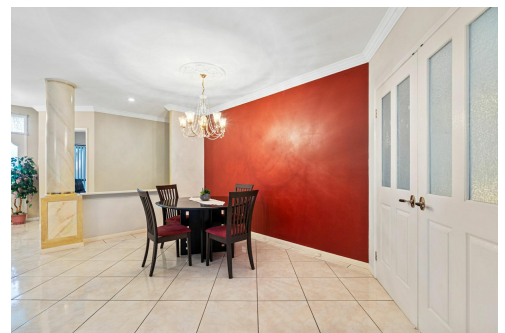
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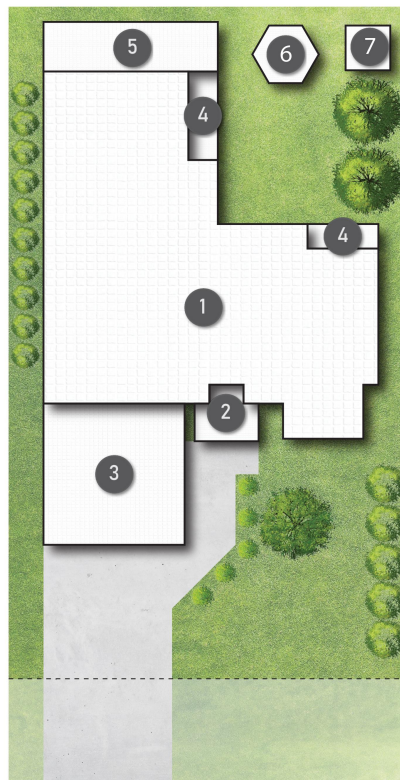
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LEGEND

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 ALFRESCO
- 5 PATIO
- 6 GAZEBO
- 7 SHED

Lancelot Crescent

4 | 1 | 2 | 2 | 2 | 319m²

13 Lancelot Crescent ORMEAU

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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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