



Ormeau, 15 Coorabelle Crescent

FIRST TIME TO MARKET! IMMACULATE FAMILY HOME WITH SUPERB ALFRESCO

Perched close to parkland and popular schooling choices, this beautiful home has generous space for growing families with quintessential outdoor entertaining and a large fenced backyard. Positioned in a sought-after family-friendly neighbourhood, you'll benefit from a large 700m² block and easy access to shops and dining!

Offered to market for the very first time, this pristine home has been immaculately kept by a single owner with the pride of a high quality build. Framed by lush hedging, a welcoming street presence opens into a flowing single-level layout with tiled floors and ducted air-conditioning ensuring wonderful comfort in the Queensland climate. Boasting superb family flexibility with a multi-zoned floorplan, there is an expansive family and dining laid out in open-plan as well as a large lounge with plush new carpet and separate activity/rumpus room!



For Sale
Please Call

View
ljhooker.com.au/1Y53GWH

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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.

Embracing easy family connection with a central position, the kitchen has plenty of storage as well as stainless appliances and extra large fridge cavity. Generous bench space wraps around the zone, including a handy high bar and breakfast bar seating.

Tiled flooring maintains seamless connection between indoors and out, underpinning a large, covered alfresco perfect for outdoor relaxation and entertaining. You can spill out into the huge backyard, fenced and including lush greenery, whilst also providing ample room for kids to play or to install a swimming pool!

Four bedrooms each include plush new carpet and built-in storage with a separate home office offering options to have a fifth bedroom if required. The master includes a walk-in robe and private ensuite whilst the family have immaculate service by a well-designed bathroom with separate bath. Additional features include a laundry with walk-in linen, garden shed, water tank, security screens, new LED lighting, CCTV and double remote garage.

Sitting in a quiet street close to expansive parkland and meandering walking tracks, this location lends itself to easy convenience perfect for a busy lifestyle. Mother Teresa Catholic Primary School is just down the road, as well as Ormeau Woods State High and early learning. Shopping and dining are a stone's throw away with the M1, bus and rail all servicing commuting demands.

-700m2

- Immaculate single-level offered to the market for the first time
- Expansive layout with multi-zoned interior and ducted air-conditioning
- Open-plan living and dining plus large lounge and separate rumpus/activity room
- Central kitchen with excellent storage, stainless appliances and breakfast bar
- Large covered and tiled alfresco with built-in seating
- Flat, fenced yard with mature greenery and plenty of room for a swimming pool
- Four built-in bedrooms with new carpet; master including walk-in robe and ensuite bathroom
- Separate home office/fifth bedroom potential
- Well-presented family bathroom with separate bath
- Laundry including walk-in linen
- Security screens/CCTV/new LED lighting/garden shed/new carpet
- Double remote garage
- Central to popular schooling, parkland, shops, dining and transport options

More About this Property

Property ID	1Y53GWH
Property Type	House
House Size	264 m ²
Land Area	700 m ²
Including	Study Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

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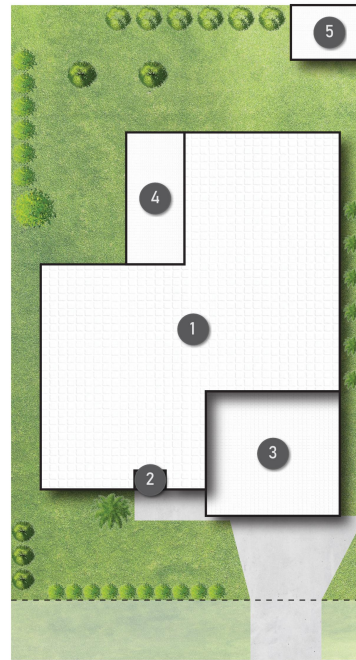
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- LEGEND**
- 1 RESIDENCE
 - 2 PORCH
 - 3 GARAGE
 - 4 PATIO
 - 5 SHED

Coorabelle Crescent

15 Coorabelle Crescent **ORMEAU**



4 |
 2 |
 2 |
 264m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.