



## Ormeau, 17 Carallia Court

CONTEMPORARY UPGRADES, OUTDOOR BLISS AND SPACE FOR GROWING FAMILIES!

Enjoying a favoured position at the end of a peaceful cul-de-sac street, this single level home boasts stylish contemporary upgrades with easy move-in living. Offering plenty of flexible options for growing families as well as easy access to amenities, you'll enjoy a life of relaxed bliss with the outdoor zone to match!

Presented with stylish flooring, ducted air-conditioning and a contemporary palette, open-plan living and dining enjoys excellent natural light and sizing whilst a moody separate media room. Providing another fabulous retreat, games room, rumpus or home office, there is also a large zone with epoxy concrete floors in the converted garage, with sliding door access as well as options to change back to a garage if preferred.

Timber-styled joinery frames the spacious kitchen, with stainless appliances and handy bench space wrapping around the zone. The centre island is perfect for gathering around a

4 2 2

**For Sale**  
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**LJ Hooker**

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cheese platter whilst the adjacent study nook allows for easy multi-tasking.

Sliding doors open to a covered entertainer's patio with ceiling fans and stylish tiles enhancing the comfort of the surroundings. There is flowing access to a large open-air entertaining zone, positioned around the spectacular in-ground swimming pool boasting tremendous sizing, large concrete splash shelf and tropical landscaping for a superb resort vibe. Kids and pets are further catered to thanks to a spacious fenced backyard.

Four bedrooms each include built-in storage and ceiling fans. The master has a private study nook and ensuite bathroom whilst the family are serviced well by an immaculate main bathroom with separate bath. Additional features include a separate laundry, solar electricity, garden shed, shaded driveway and parking for a caravan/trailer/boat.

A sought-after location within walking distance to Norfolk Village State School, there is also bus and parkland just a short stroll away whilst local shops, dining and sporting are also at your door. Those commuting will appreciate the easy access to major transport routes including the M1 and rail.

- Single-level with contemporary upgrades and superb outdoor
- Private cul-de-sac setting
- Large open-plan living and dining with ducted air-conditioning
- Separate media room with moody palette
- Rumpus/games room with epoxy concrete floors (converted double garage)
- Contemporary kitchen with quality appliances, centre island and adjacent study nook
- Covered and tiled outdoor entertaining area with second patio flowing to fenced backyard
- Huge in-ground swimming pool with tropical landscaping and large entertaining zone
- Four built-in bedrooms; master including ensuite bathroom and study nook
- Family appointed bathroom with separate bath
- Separate laundry/garden shed/solar electricity
- Shade sail over driveway plus additional parking for caravan/trailer
- Walk to Norfolk Village State School

## More About this Property

Property ID	1XW8GWH
Property Type	House
House Size	271 m <sup>2</sup>
Land Area	808 m <sup>2</sup>
Including	Dishwasher

### Nicole Hintz 0403 895 705

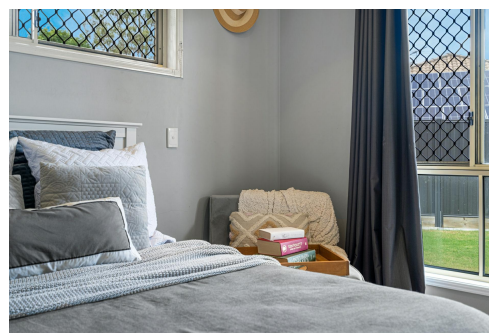
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17 Carallia Court **ORMEAU**



4 | 2 | 2 | 271m<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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