






19-27 Lavazza Street, Ormeau

## MODERN RESIDENCE ON RARE ONE-OF-A-KIND BLOCK WITH MASSIVE SIDE ACCESS ABILITY

Set on an exclusive 1536m<sup>2</sup> parcel within a young, highly sought-after estate, this modern near-new home offers a lifestyle of space, privacy and effortless comfort. Thoughtfully crafted to family living and entertaining, it provides all the perks of a fresh, low-maintenance residence while giving the freedom and flexibility that only an exclusive, oversized block can deliver. Perfectly positioned to enjoy both indoor and outdoor living, it's a home where modern style meets uncommonly rare landholding!

Nestled within the Amara Estate, this young double-level home offers near-new living without compromising on space or flexibility. The lower level features sleek, contemporary interiors with tiled flooring flowing through open-plan living and dining, while a plush family room upstairs provides added privacy and versatility. Taking centre stage, the kitchen impresses with abundant storage, walk-in pantry, premium appliances, sleek stone benches and a large island, culminating in a space designed for effortless cooking, entertaining, and modern family life

4  2  2 

**FOR SALE**  
CONTACT AGENT

**VIEW**  
By Appointment

**AGENTS**  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Sliding doors open to a generous covered patio, seamlessly connecting indoor and outdoor living while overlooking the massive fenced yard. Neighbouring a peaceful bush reserve, the property offers a sense of acreage-style tranquility rarely found in a modern estate.

On the upper level, four plush bedrooms sit alongside a handy study zone, with each bedroom including built-in storage. The master bedroom offers a walk-in robe and stylish ensuite with floor to ceiling tiling and large floating dual vanity whilst the family bathroom also impresses with detailed finishes and a freestanding bath. Additional features include walk-in linen, guest powder room, separate laundry, garden shed, solar electricity, double remote garage and gated yard access.

Perfectly positioned for everyday convenience, this exceptional home places a wide range of schooling options within easy reach, including some within walking distance, while local shops, cafés and transport corridors are all close by. With its rare combination of a near-new modern residence and an exclusive, oversized 1536m<sup>2</sup> block, this is a truly unique opportunity to secure a lifestyle of space, flexibility and tranquillity!

- " Exclusive 1536m<sup>2</sup> block in the highly sought-after Amara Estate
- With drive on access via the side access and ability to manouver easily
- Near-new, double-level home designed for space, privacy and modern comfort
- Open-plan living and dining with tiled flooring and seamless indoor/outdoor flow
- Plush upper-level family room and handy study zone for added flexibility
- Designer kitchen with walk-in pantry, premium appliances, stone benches and large island
- Ducted Heating & Cooling controllable by smart phone
- Armor X Security screens
- Generous covered patio overlooking massive fenced yard with bush reserve backdrop
- Endless lifestyle opportunity to create dream alfresco, add a swimming pool or basketball court or cater to hobbies and animals
- Four bedrooms with built-in storage and plush carpet
- Master including walk-in robe and stylish ensuite with floor to ceiling tiling and dual vanity
- Family bathroom with freestanding bath and quality finishes
- Guest powder room/walk-in linen/separate laundry/garden shed/solar electricity
- Opticomm Fibre Internet you can choose from over 50 providers
- Double remote garage with gated yard access
- Rare opportunity combining modern low-maintenance living with oversized landholding
- " Easy walk to Mother Teresa Catholic Primary
- Minutes to additional schools, local shops, cafés and transport corridor

## MORE DETAILS

Property ID 1YEPGWH  
Property Type House  
House Size 255 m2  
Land Area 1536 m2  
Including Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Remote Garage  
Solar Panels

### **Nicole Hintz 0403 895 705**

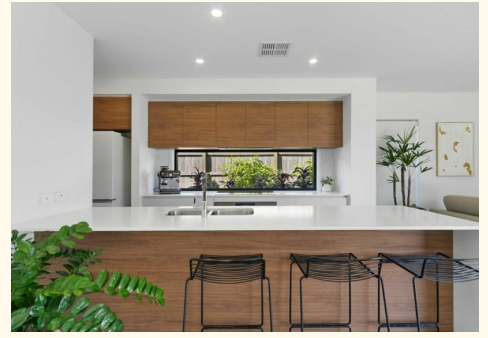
Director | L.R.E.A | Independent Contractor | [nhintz@ljhgc.com.au](mailto:nhintz@ljhgc.com.au)

### **Liza Neuss 0447 006 098**

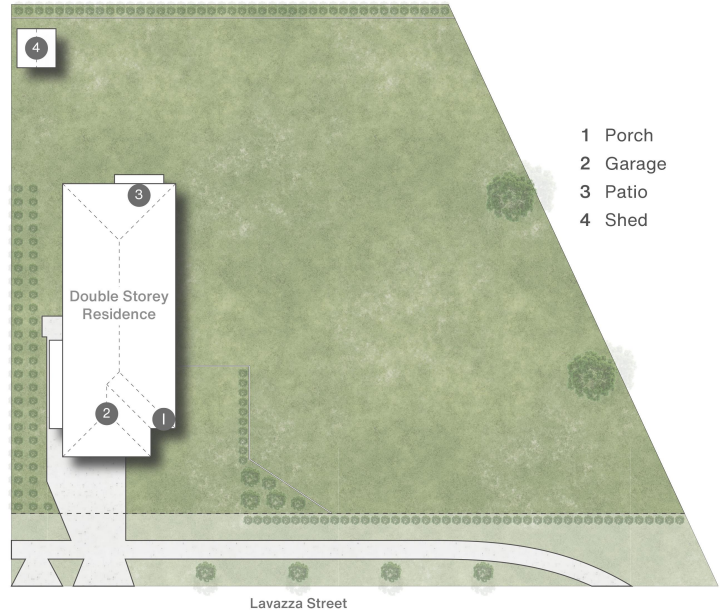
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19 Lavazza Street **ORMEAU**

4 | 2 | 2 | 255m<sup>2</sup> | 1,536m<sup>2</sup>



**DISCLAIMER**  
This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.