



19-27 Lavazza Street, Ormeau

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

Set on an exclusive 1536m² 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
Nicole Hintz
0403 895 705
nhintz@ljhg.com.au

Liza Neuss
0447 006 098
liza@ljhg.com.au

AGENCY
LJ Hooker Ormeau
(07) 5549 4500

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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 1536m² block, this is a truly unique opportunity to secure a lifestyle of space, flexibility and tranquillity!

- " Exclusive 1536m² 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

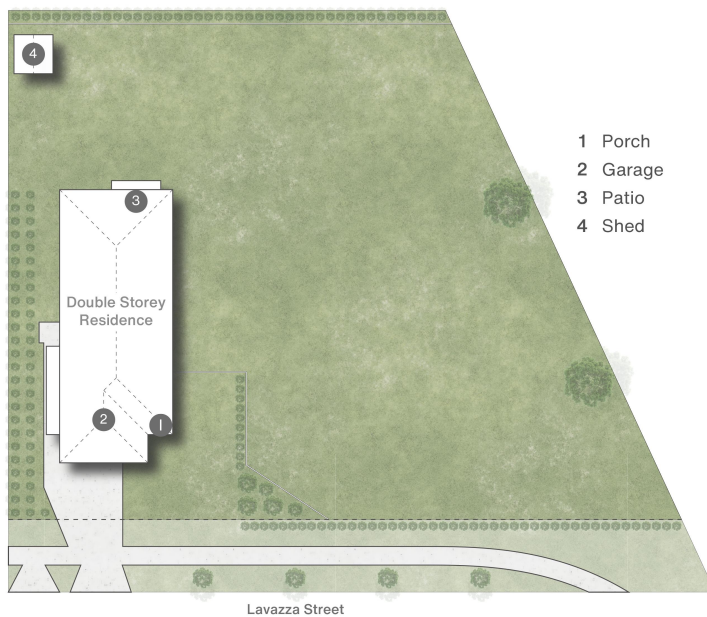
Liza Neuss 0447 006 098

Sales Associate to Nicole Hintz Independent Contractor |
liza@ljhgc.com.au

LJ Hooker Ormeau (07) 5549 4500

Unit 10 Norfolk Village Shopping Ctr, 170-174 Pascoe Road,
ORMEAU QLD 4208
ormeau.ljhooker.com.au | ormeau@ljhgc.com.au





19 Lavazza Street **ORMEAU**

4 | 2 | 2 | 255m² | 1,536m²



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.