



22 Emmaville Crescent, Ormeau

## DUAL MASTER SUITES AND SUPERB SIDE ACCESS PARKING OPTION

Brimming with fresh appeal and designed for relaxed living, this immaculately presented home captures the essence of family flexibility and outdoor enjoyment. Nestled in a quiet, sought-after pocket close to schools, shops and parks, it's the perfect combination of comfort, convenience, and contemporary style - with a near new pool now completing the ultimate lifestyle package!

Step inside to discover soaring ceilings, a light-filled split-level layout and a seamless connection between the living zones. The open-plan living and dining area flows effortlessly to the outdoors, while a separate parents' retreat or media room offers space to unwind in privacy.

The kitchen is a true showpiece - featuring expansive benchtop with waterfall ends, a large island with seating, stainless steel appliances, and a clever appliance nook to keep everything sleek and functional.

Multiple glass sliders open wide to the huge entertainer's deck - a natural extension of the living area where you'll love hosting weekend

4 3 2

**FOR SALE**  
CONTACT AGENT

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### AGENCY

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LJ Hooker

BBQs or evening drinks. Beyond, the sparkling new pool glistens against a lush, fenced backdrop, perfectly placed for easy supervision from the deck and promising endless summer fun for family and friends. Two additional private decked areas provide extra options for quiet retreat or morning coffee.

Accommodation is generous, offering four built-in bedrooms, including two luxurious master suites - each with walk-in robes and private ensuites. The main suite steps out to the deck and showcases an ensuite with dual vanity and indulgent bathtub.

A third stylish bathroom, large laundry with built-in cabinetry, solar power, water tank, and gas hot water all add everyday comfort and efficiency. There's also an oversized double garage with storage, drive-through access, and wide gated side access for a caravan or boat.

Located just moments from parklands, Mother Teresa Catholic School, Ormeau Woods State High, and minutes to shopping, dining, rail, and the M1 - this home delivers exceptional liveability with a lifestyle edge.

#### Highlights:

- " 682m<sup>2</sup> block in a quiet, family-friendly street
- Modern split-level design with soaring ceilings and flexible living zones
- Like new in-ground pool with entertaining deck views
- Open-plan living and dining with air-conditioning
- Separate parents' retreat or rumpus
- Designer kitchen with expansive benches, island seating, stainless steel appliances.
- Large covered entertainer's deck plus two additional decked retreats
- Four bedrooms - two with walk-in robes and private ensuites
- Primary master with bath and deck access
- Family bathroom with separate bath and shower
- Laundry with built-in cabinetry, solar electricity, water tank, gas hot water
- Oversized double garage with storage and drive-through access
- Side access option for caravan or boat
- Central location near parks, schools, shops, transport, and M1

## MORE DETAILS

Property ID	1YGJGWH
Property Type	House
House Size	330 m2
Land Area	682 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels

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

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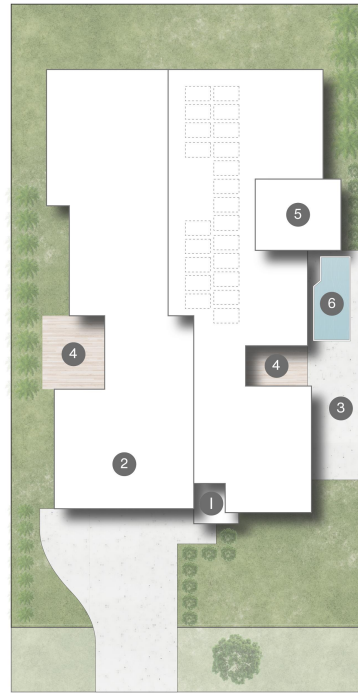
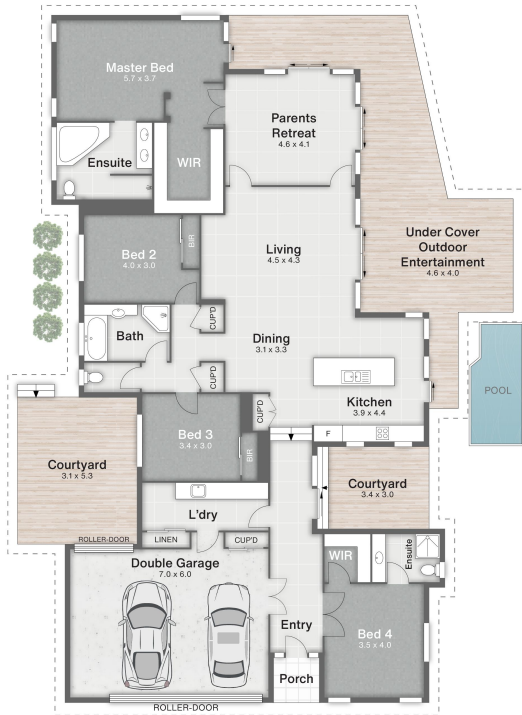
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- 1 Porch
- 2 Garage
- 3 Caravan
- 4 Courtyard
- 5 Entertainment
- 6 Pool

22 Emmaville Crescent **ORMEAU**

4 | 3 | 2 | 330m<sup>2</sup> | 682m<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.