



Ormeau, 25 Stoney Creek Circuit

ENVIABLE FAMILY SIZING WITH GLORIOUS OUTDOOR LIVING

5 2 2 1

For Sale
Please Call

View
ljhooker.com.au/1Y0RGWH

Contact
Nicole Hintz
0403 895 705
nhintz@ljhgc.com.au

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

Sitting on the edge of leafy green corridors and parkland, this immaculately presented home has been generously scaled for large and growing families. Boasting a sleek contemporary fit-out and brilliant access to amenities, there is also fabulous outdoor entertaining and a sparkling swimming pool ready for summer!

Flowing out over a single-level floor plan, a large multi-zoned layout provides excellent options for family to connect and relax; expansive living and meals sitting in open-plan adjacent to a light-filled family room, whilst a plush media room is perfect for separation as desired. Anchoring the zones in effortless style, the kitchen occupies a large footprint and is stylishly equipped for everything modern life demands. Superb storage wraps around the zone, supported by quality appliances, gas cooking and generous stone benches.

Two large alfresco entertaining areas provide enviable space for outdoor enjoyment, with

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LJ Hooker Ormeau
(07) 5549 4500

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each covered, stylishly tiled and including pull down blinds for all-weather protection. The fenced backyard is well-scaled and includes a fire pit zone whilst the in-ground swimming pool sparkles ready for summer!

The formal accommodation comprises of five bedrooms with each including built-in storage and plush carpet. The master has a walk-in robe and large ensuite with dual floating vanity whilst the main bathroom has been intelligently designed for family use and also includes a dual vanity and separate bath. Additional features include a separate laundry with storage, ducted air-conditioning, solar electricity, garden shed and double remote garage with rear drive-through door.

Sitting on a large 897m² parcel, this location is highly sought-after for its brilliant access to amenities. All within walking distance are local shops, dining, bus and Mother Teresa Catholic Primary School with parkland in every direction. There are additional schools just minutes away, with rail and the M1 also close by for extended commuting requirements.

- 897m² with approx 3.2m side access
- Large contemporary home over single-level layout
- Expansive living and meals plus spacious family room
- Separate plush media room
- Large kitchen with superb storage, quality appliances, gas cooking and stone
- Two covered and tiled outdoor entertaining areas with pull down blinds
- Sparkling in-ground swimming pool plus level, fenced backyard
- Five built-in bedrooms
- Master including walk-in robe and ensuite with dual stone vanity
- Well-designed family bathroom with dual vanity and separate bath
- Separate laundry with good storage
 - Ducted air-conditioning + ceiling fans
 - Solar electricity 5kw (16 x panels)
 - Gas hot water
- Double remote garage with drive-through rear roller door
- Walk to Ormeau Shopping Village, Mother Teresa Catholic Primary School, bus and parkland

More About this Property

Property ID	1Y0RGWH
Property Type	House
House Size	304 m ²
Land Area	897 m ²
Including	Ducted Cooling Ducted Heating Pool Dishwasher Built-in-Robes Remote Garage Solar Panels

Nicole Hintz 0403 895 705

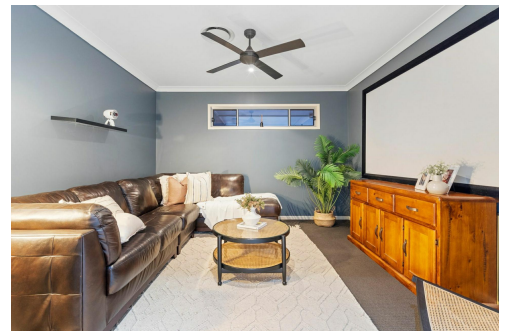
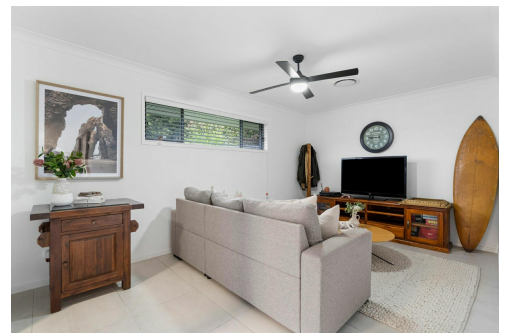
Director | L.R.E.A | Independent Contractor | nhintz@ljhgc.com.au

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



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25 Stoney Creek Circuit **ORMEAU**

5 | 2 | 2 | 304m²

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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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