



3 Carallia Court, Ormeau

AFFORDABLE DUAL LIVING - 2 SEPARATE HOMES

Designed to deliver exceptional flexibility for modern family living, this outstanding property combines a spacious four-bedroom residence with a beautifully appointed two-bedroom granny flat delivering genuine dual living. Whether accommodating extended family, welcoming independent teenagers, caring for ageing parents or generating valuable rental income, it offers outstanding versatility without compromising privacy, comfort or lifestyle.

Nestled within a peaceful cul-de-sac, the main residence unfolds with generous proportions and a welcoming contemporary aesthetic. Timber-toned flooring, abundant natural light and air-conditioning enhance the open-plan living and dining zone, whilst a plush lounge provides living versatility. Centrally positioned to connect seamlessly with the surrounding living spaces, the spacious kitchen caters brilliantly to busy family life with generous storage, wraparound bench space, stainless appliances and breakfast bar seating.

Extending the living outdoors with ease, multiple entertaining zones provide exceptional flexibility for every occasion. Covered and open-air decking flow seamlessly from the interior, whilst a paved patio and picturesque fire pit area create inviting spaces to gather with family

6 3 2

FOR SALE

Offers Over \$1,299,000

VIEW

Sat 26th Sep @ 12:00PM - 12:30PM

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

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



and friends throughout the seasons. Beyond, the fully fenced backyard offers plenty of secure space for children and pets to play, completing an outdoor setting perfectly suited to relaxed family living.

There are four bedrooms within the main residence, each with built-in storage. The master has a walk-in robe and private ensuite whilst a main bathroom with separate bath as well as a large laundry cater to family demand.

Providing complete independence without sacrificing connection, the detached granny flat has been thoughtfully positioned to enjoy excellent privacy whilst still sharing access to the home's inviting outdoor spaces when desired. A fresh contemporary aesthetic and timber-toned flooring complements the light-filled interior, where air-conditioned open-plan living and dining flows to a sleek white kitchen appointed with excellent storage, stainless appliances and a generous island. Two built-in bedrooms are serviced by a spacious bathroom incorporating a practical European laundry, delivering a beautifully self-contained retreat for extended family, guests or tenants alike.

Peacefully positioned yet exceptionally connected, this outstanding property places schools, shopping, transport and everyday amenities all within easy reach. With swift access to the M1, Ormeau train station and Westfield Coomera, it delivers genuine dual-living versatility in a convenient family location.

- 802m2 block
- Exceptional dual-living with a four-bedroom family home and detached two-bedroom granny flat
- Easy access to the M1 for convenient travel to Brisbane and the Gold Coast
- Minutes from Ormeau train station, Westfield Coomera, schools and shopping

Main Residence:

- Open-plan living and dining with timber-toned flooring, natural light and air-conditioning
- Separate plush lounge providing additional family living space
- Spacious kitchen with generous storage, breakfast bar seating and stainless appliances
- Covered and open-air entertaining decks flowing seamlessly from the living areas
- Paved patio, picturesque fire pit zone and fully fenced backyard
- Four built-in bedrooms; master with walk-in robe and private ensuite
- Family bathroom with separate bath plus large dedicated laundry
- Double garage/off-street driveway parking/garden sheds/solar electricity

Granny Flat:

- Detached private dwelling with genuine flexibility for multi-generational families or rental income
- Air-conditioned open-plan living and dining with timber-toned flooring
- Modern white kitchen with generous storage, stainless appliances and large island bench
- Two built-in bedrooms serviced by a spacious bathroom with integrated European laundry

DISCLAIMER

Whilst every effort has been made to ensure the accuracy of the information contained herein, prospective purchasers should not rely solely on the information provided online, in advertising, or by the selling agent. Interested parties are encouraged to undertake their own independent enquiries and due diligence to satisfy themselves as

to the accuracy of all information, including but not limited to property boundaries, measurements, zoning, approvals, fixtures, inclusions and any other matters of importance.

A personal inspection of the property is strongly recommended before making any purchasing decision.

Please note that some marketing images may include digitally enhanced or virtual furniture for illustrative purposes only. These images are intended to demonstrate the potential use of spaces and do not represent the actual furnishings or inclusions of the property.

MORE DETAILS

Property ID	1YQQGWH
Property Type	House
House Size	230 m2
Land Area	802 m2
Including	Deck
	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

