



32 Charlton Crescent, Ormeau

MUST BE SOLD THIS WEEK - ALL WRITTEN OFFERS CONSIDERED

The urgency is real - the motivated vendors are committed to selling this property this week before it is placed on the rental market. All genuine written offers will be considered, so now is the time to act before this opportunity is gone.

Welcome to a home that delivers the perfect balance of comfort, functionality and lifestyle. Positioned in the highly sought-after Northern Corridor, this four-bedroom residence is vacant, move-in ready and presents an outstanding opportunity for buyers seeking value in Ormeau.

The master suite offers a private retreat complete with ensuite, triple mirrored robe and direct sliding door access to the outdoor entertaining area. The remaining bedrooms are generously sized and feature built-in robes and ceiling fans, providing comfort for the whole family.

The heart of the home is the spacious open-plan kitchen, dining and living area, flowing effortlessly through to the outdoor entertaining

4 2 2

FOR SALE

Must Sell - Submit All Offers

VIEW

Sat 8th Aug @ 9:45AM - 10:15AM

AGENTS

Robbie Dunn
0404 466 793
rdunn@ljhg.com.au

Shelley Green
0406 997 697
sgreen@ljhg.com.au

AGENCY

LJ Hooker Coomera
(07) 5585 7888

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.



space - perfect for weekend barbecues, family gatherings or simply relaxing in the Queensland lifestyle.

Ideally located between Brisbane and the Gold Coast, with convenient M1 access, local shops, schools, parks and sporting facilities all nearby, this property offers the lifestyle and location buyers are searching for.

With vacant possession available, quick settlement on offer and the property needing to be sold this week, this is a rare chance to secure a quality Ormeau home before it disappears.

Don't wait - submit your written offer today.

Property Highlights

Four generous bedrooms, all with built-in robes and ceiling fans
Master suite featuring private ensuite, triple mirrored robe and outdoor access

Spacious open-plan kitchen, dining and living areas

Seamless indoor-outdoor flow to entertaining area

Split system air conditioning

Vacant possession available with quick settlement

Motivated vendors requiring an immediate sale

All written offers will be considered

Must be sold this week before being offered for rent

Convenient access to the M1, shops, schools, parks and sporting facilities

Prime position between Brisbane and the Gold Coast

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the owner or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

MORE DETAILS

Property ID	43PYGTJ
Property Type	House
House Size	257 m2
Land Area	513 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

Robbie Dunn 0404 466 793

Licensee | Sales Specialist | rdunn@ljhgc.com.au

Shelley Green 0406 997 697

Sales Specialist | sgreen@ljhgc.com.au

LJ Hooker Coomera (07) 5585 7888

The Hub, 5/90 Days Road, UPPER COOMERA QLD 4209
coomera.ljhooker.com.au | coomera@ljhgc.com.au





32 Charlton Crescent **ORMEAU**

4 | 2 | 2 | 257m²

LJ Hooker

Coomera Ormeau Tamborine Mountain

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
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