



32 Charlton Crescent, Ormeau

Vacant, Ready and Priced to Sell

Welcome to a home that perfectly balances comfort, functionality and lifestyle. Positioned in the highly sought-after Northern Corridor, this four-bedroom residence is vacant, ready to go and the vendors are motivated to sell - making this one of the most compelling buys in Ormeau right now.

The master suite features an ensuite, triple mirrored robe and sliding door access to the outdoor area, while the remaining bedrooms are well-sized with built-in robes and ceiling fans. The open plan kitchen, dining and living areas flow seamlessly to a spacious outdoor entertaining area - ideal for weekend barbeques and relaxed afternoons.

Positioned between the Gold Coast and Brisbane with easy M1 access, local shops, schools, parks and sporting facilities all within reach, opportunities like this don't last. Vacant possession and a quick settlement are on offer - act now or miss out.

Property Highlights

- Four generous bedrooms, all with built-in robes and ceiling fans
- Master suite with private ensuite and outdoor access
- Seamless indoor-outdoor flow
- Split system air conditioning
- Vacant possession - quick settlement available
- Motivated vendors - priced to sell

4  2  2 

FOR SALE

Offers Over \$1,048,000

VIEW

Sat 20th Jun @ 10:30AM - 11:00AM

AGENTS

Robbie Dunn
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Shelley Green
0477 790 660
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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.

 **LJ Hooker**

Easy access to M1, shops, schools, parks and sporting facilities
Positioned between Brisbane and 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 0477 790 660

Sales Specialist | sgreen@ljhgc.com.au

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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. Plans are shown for marketing purposes only.

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