






4 Melitta Street, Ormeau

CONTEMPORARY COMFORT IN AMARA ESTATE - MOVE STRAIGHT IN!

Perfect for families seeking both versatile space and move-in ready convenience, this stylish, single level home delivers on every level! Nestled in a quiet, yet ultra convenient pocket of Ormeau, a sleek interior and modern design brings enviable liveability with the care-free element you want!

A fresh modern facade opens to a superior family-friendly design with multiple living zones available within this young residence. Bringing an inviting contemporary colour palette to the light-filled home, stylish tiled floors flow throughout an open-plan living and dining. Blending sophisticated styling with modern function, the central kitchen impresses with streamlined cabinetry and warming timber hues. A tiled splash back and stainless are joined by walk-in pantry, crisp white stone with waterfall ends and breakfast bar seating.

The tiled flooring continues outdoors where a covered patio invites easy alfresco living, dining or entertaining. The fenced backyard provides a safe space for children and pets whilst also lending itself to simple maintenance.

4  2  2 

FOR SALE

Please Call

AGENTS

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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.

 **LJ Hooker**

The bedrooms are each comfortably carpeted with ceiling fans. The master enjoys added convenience of a walk-in robe and private ensuite with floor to ceiling tiling whilst the main bathroom matches in impeccable style and also offers a freestanding bath. Additional features include a spacious laundry with cabinetry, ducted air-conditioning, solar electricity and double remote garage.

Enhancing superior liveability, this vibrant new community delivers wonderful access to a wide range of amenities including local shops, bus, schooling options and parkland. In addition, you get the benefit of living in a near new house built in 2022, without the hassle of building!

- 315m2 block - built in 2022
- Amara Estate
- Modern, landscaped street appeal
- Open-plan living and dining with stylish tiled flooring
- Study nook separate from the main living area
- Stylish kitchen with streamlined joinery, timber elements, stainless appliances and stone
- Covered and tiled alfresco patio leading to fenced backyard
- Four bedrooms with ceiling fans. 4th bedroom currently used as a second living area with no built in
- Master bedroom including walk-in robe and ensuite with floor to ceiling tiling
- Sophisticated family bathroom with freestanding bath
- Separate laundry/ducted air-conditioning/solar electricity
- Double remote garage
- Easy access to amenities, local shops, schooling and rail

MORE DETAILS

Property ID	1YK5GWH
Property Type	House
House Size	188 m2
Land Area	315 m2
Including	Study Ducted Cooling Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels

Nicole Hintz 0403 895 705

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

Liza Neuss 0447 006 098

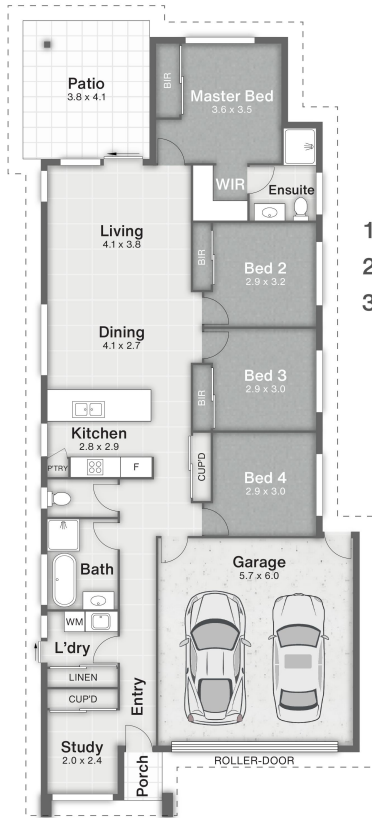
Sales Associate to Nicole Hintz Independent Contractor | liza@ljhg.com.au

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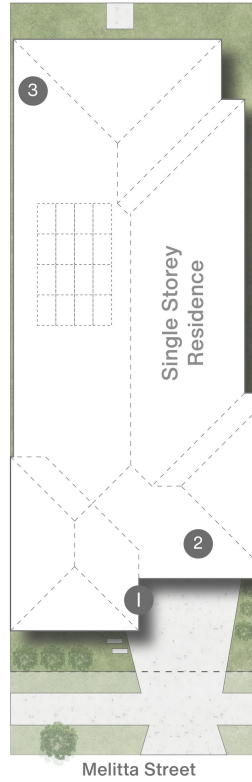
Unit 10 Norfolk Village Shopping Ctr, 170-174 Pascoe Road,
ORMEAU QLD 4208

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- 1 Porch
- 2 Garage
- 3 Patio



Melitta Street

4 Melitta Street **ORMEAU**

4 | 2 | 2 | 188m² | 315m²

↑
NORTH

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.