







45 Lynbrook Avenue, Ormeau

Room for the Caravan, Space for the Kids & Parkland Opposite

Tucked away in a quiet pocket of Ormeau and positioned opposite parkland, this beautifully presented low-set home delivers the easy family lifestyle buyers are searching for. Set on a generous 611m² fully fenced block, there is plenty of space for children and pets, along with the added bonus of dedicated off-street space for a caravan, boat, trailer or additional vehicle.

Inside, the home feels light, modern and welcoming, with the kitchen, dining and living areas forming the heart of the home. The stylish kitchen features a large stone-topped island bench with casual seating option, a 900mm oven and gas cooktop, excellent storage and plenty of preparation space.

The air-conditioned open-plan living and dining area connects effortlessly with the covered outdoor entertaining area and beautifully maintained backyard. With established tropical landscaping, expansive lawn and a garden shed, there is genuine room to enjoy the outdoors without creating a high-maintenance property.

Accommodation is equally practical, with the generous master bedroom offering air conditioning, walk-in robe and private ensuite,

3 2 2

FOR SALE
CONTACT AGENT

VIEW
Sat 21st Nov @ 10:00AM - 10:30AM

AGENTS

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

Liza Neuss
0447 006 098
liza@ljhgc.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.

LJ Hooker

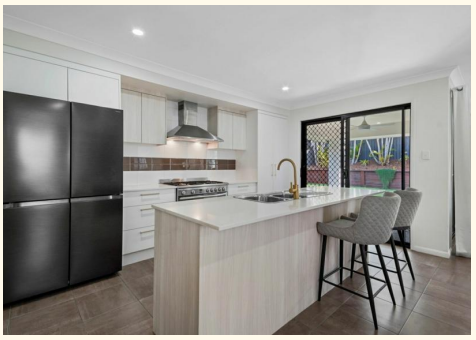
while two additional bedrooms are also air-conditioned.

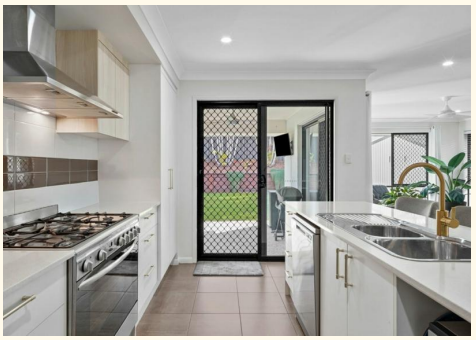
One of the property's real advantages is its position overlooking parkland. It provides a greater sense of space and privacy while effectively giving families a "second backyard" for the kids to play, walking the dog or simply enjoying the outdoors.

Conveniently located close to local schools, childcare, shopping, recreational facilities, Ormeau train station and easy M1 access, this is a home that combines everyday practicality with a relaxed lifestyle.

Property Features:
" Generous 611m² fully fenced allotment
- Quiet position overlooking parkland
- Low-set, easy-care family home
- Modern kitchen with large stone island bench and breakfast bar option
- 900mm oven with gas cooktop
- Open-plan living and dining with air conditioning
- Seamless connection to covered outdoor entertaining
- Spacious master suite with walk-in robe, ensuite and air conditioning
- Two additional air-conditioned bedrooms
- Ceiling fans throughout
- Large, level and beautifully maintained backyard
- Established low-maintenance landscaping
- Garden shed providing additional storage
- Separate space suitable for a caravan, boat, trailer or extra vehicle
- Shade sail providing additional covered parking
- Single garage is currently converted to storage & multi purpose room
- Fully fenced for children and pets
- Convenient access to schools, shopping, transport and the M1











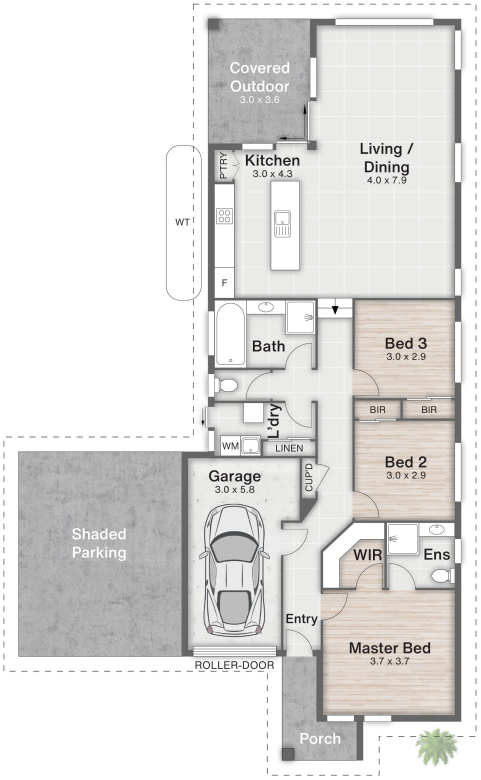
MORE DETAILS

Property ID	1YRGGWH
Property Type	House
Land Area	611 m2
Including	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage

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

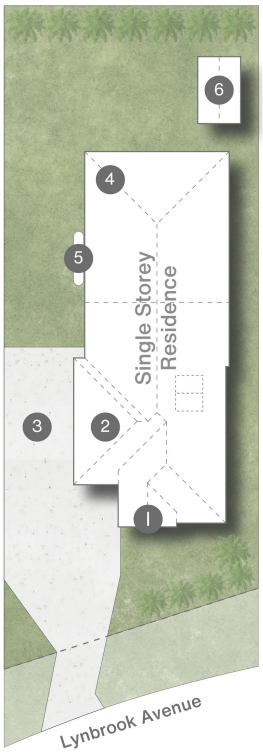
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.





(Not In Position)

1 Porch
2 Garage
3 Shaded Parking
4 Outdoor
5 Water Tank
6 Shed



45 Lynbrook Avenue **ORMEAU**

3 | 2 | 2 | 150m² | 611m²

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.

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.