



6 Gillin Place, Ormeau

QUIET CUL-DE-SAC LIVING WITH SIDE ACCESS

Nestled within a quiet cul-de-sac backing onto a peaceful leafy corridor, this inviting home offers comfortable everyday living with excellent long-term appeal. Whether entering the market, investing or seeking a family-friendly location, it combines side access, a generous setting and easy walking access to Livingstone Christian College with shopping, dining and everyday amenities all close at hand.

Beyond its landscaped street appeal, a flowing interior delivers generous family proportions with a large family room complementing open-plan, air-conditioned living and dining. The well-presented kitchen combines excellent storage, a large double-door fridge cavity and lengthy breakfast bar seating, offering outstanding everyday functionality alongside future opportunity to enhance and add value.

Sliding doors extend the living to a covered alfresco, where a tranquil tree-lined backdrop enhances the home's wonderful sense of privacy and serenity. Flat and fully fenced, the backyard provides plenty of room for children and pets to play, whilst still offering excellent space for a future swimming pool.

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FOR SALE
CONTACT AGENT

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Four plushly carpeted bedrooms provide comfortable family accommodation, each including built-in storage. Privately positioned away from the supporting bedrooms, the master enjoys the benefits of a walk-in robe and ensuite, whilst the family bathroom is thoughtfully designed with the inclusion of a separate bath. Additional features include an internal laundry, garden shed, double garage and wide gated side access perfect for a caravan or boat.

Enjoying a peaceful cul-de-sac position, this family-friendly address places parkland, bus transport and picturesque walking and cycling trails just footsteps away. Livingstone Christian College is an easy five-minute walk, whilst shopping, rail transport and major road connections are all readily accessible.

- 637m²
- Quiet cul-de-sac backing onto leafy green corridor
- Excellent location and opportunity for young families and investors
- Large family room plus open-plan air-conditioned living and dining
- Well-presented kitchen with excellent storage, breakfast bar and oversized fridge cavity
- Covered alfresco overlooking tranquil tree-lined surrounds
- Flat, fully fenced backyard with room for children, pets and a future swimming pool
- Four built-in bedrooms, including privately positioned master with walk-in robe and ensuite
- Family bathroom with separate bath
- Internal laundry/garden shed/double garage
- Wide gated side access ideal for a caravan, boat or trailer
- Footsteps to parkland, walking and cycling trails, and bus transport
- Five-minute walk to Livingstone Christian College
- Close to shopping, rail transport and major road connections

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.

Some marketing images have been digitally altered to remove the occupants' personal belongings for presentation purposes. Buyers are encouraged to undertake their own personal inspection of the property, as the current presentation may differ from the images shown. All interested parties should rely on their own enquiries and due diligence when considering this property.

MORE DETAILS

Property ID	1YQHGWH
Property Type	House
House Size	207 m2
Land Area	637 m2
Including	Dishwasher
	Outdoor Entertaining
	Built-in-Robes

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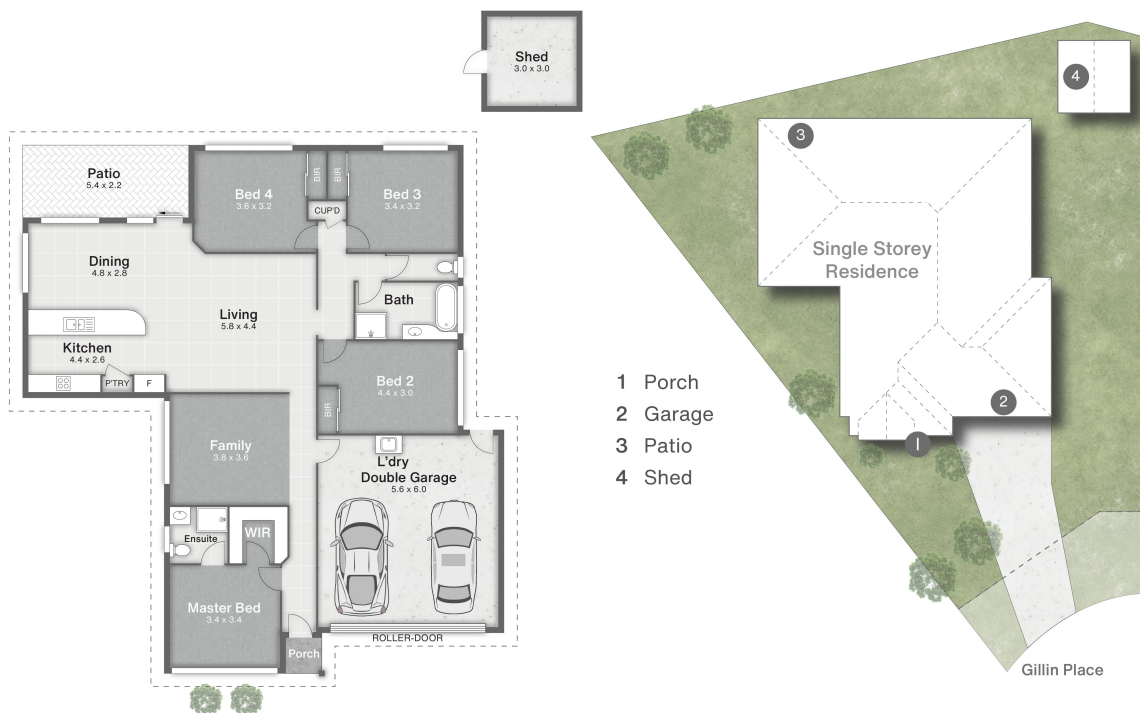
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6 Gillin Place **ORMEAU**

4 | 2 | 2 | 207m² | 637m²



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.