



9 Maidenwell Road, Ormeau

MODERN FAMILY ENTERTAINER IN PRIME PARKLAND SETTING

Positioned opposite leafy parkland in a family-friendly neighbourhood, this modern residence delivers an inviting blend of contemporary comfort, functional design and effortless entertaining. Thoughtfully laid out for easy family living, the home offers a light-filled interior, well-zoned spaces and a relaxed indoor-outdoor flow, all within walking distance of local schools and everyday conveniences.

Spanning a generous 788m² corner block, the home enjoys excellent privacy and a layout designed to maximise family connection. Inside, expansive tiled living and dining zones connect seamlessly outdoors for easy entertaining, while high ceilings amplify the sense of light and openness throughout. A fireplace ensures comfort on winter evenings, creating a warm and welcoming heart of the home.

Complementing the main living area, a dedicated theatre room takes movie nights to the next level. Experience theatre-level sound from the comfort of your own home with a fully integrated Dolby Atmos surround sound system, built around premium Denon and KEF components. Delivering breathtaking clarity, immersive overhead

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FOR SALE
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VIEW
By Appointment

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 **LJ Hooker**

effects and deep cinematic bass, this is a rare inclusion that elevates the media room well beyond standard home entertainment.

Laid out for easy entertaining and bustling family demands, the central kitchen boasts excellent storage, generous bench space and quality appliances including gas cooking. It connects effortlessly to both the living areas and the alfresco, ensuring the cook is always part of the action.

Outdoor living is equally impressive, with a large covered alfresco designed for year-round entertaining, featuring a timber-lined ceiling, ceiling fan and seamless connection to the pool and fenced yard. Designed for relaxation and thoughtfully landscaped, the sparkling swimming pool is ready for summer fun, whilst you can unwind in the hot spa with a wine at the end of a busy day.

Designed with growing families in mind, the backyard also offers a thoughtfully created children's retreat that blends fun and comfort. A covered outdoor zone provides the perfect space for lunch, crafts and play, while a fully enclosed, air-conditioned cubby retreat complete with TV creates a special hideaway of their own. A built-in sandpit ensures endless outdoor adventures in a secure, private setting - giving kids their own space to play, relax and create memories while parents enjoy complete peace of mind.

Four bedrooms are well-scaled, with three including built-in storage. The master suite enjoys a walk-in robe and luxurious ensuite with dual vanity and sumptuous spa bath, whilst the family bathroom features a sleek design with floor-to-ceiling tiling and a separate bath. Additional features include air-conditioning, plantation shutters, a large laundry, solar electricity, double remote garage and shaded driveway.

Positioned directly opposite Jacobs Ridge Park, playgrounds and scenic bike trails, the home enjoys a highly sought-after family-friendly setting. Walking distance to Mother Teresa Catholic Primary School, Ormeau Woods State High, bus services and shopping precincts, with rail and the M1 just moments away, the location delivers outstanding everyday convenience and long-term appeal.

- 788m2 corner block
- Parkland position in a quiet, family-friendly neighbourhood
- Large light-filled living and dining with fireplace and high ceilings
- Dedicated theatre room with tiered seating and large projector
- Well-appointed kitchen with excellent storage, generous bench space, gas cooking and strong connection to living and alfresco zones
- Large covered alfresco with timber-lined ceiling and ceiling fan for year-round entertaining
- Sparkling swimming pool with landscaped surrounds plus relaxing covered hot spa
- Fully fenced yard providing a secure space for children and pets
- Four well-scaled bedrooms; three with built-in storage
- Private master bedroom with walk-in robe and luxurious ensuite featuring dual vanity, floor to ceiling tiling and spa bath
- Sleek and stylish family bathroom with separate bath, floating vanity and floor-to-ceiling tiling
- Air-conditioning/plantation shutters/large laundry/solar electricity
- Double remote garage plus shaded driveway parking
- Opposite Jacobs Ridge Park with playgrounds and bike trails at your doorstep
- Walk to Mother Teresa Catholic Primary School, Ormeau Woods State High, bus services and shopping precincts
- Rail and M1 moments away

MORE DETAILS

Property ID 1YJRGWH
Property Type House
House Size 278 m2
Land Area 788 m2

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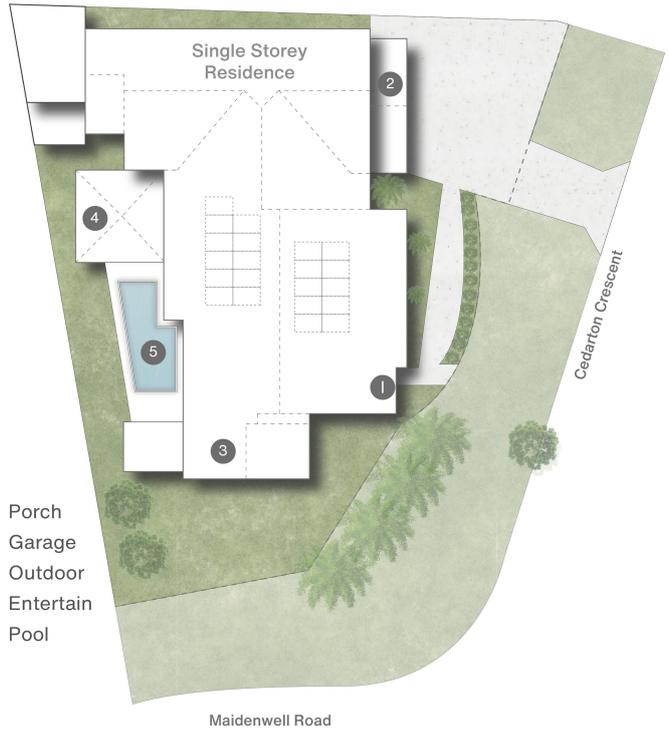
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- 1 Porch
- 2 Garage
- 3 Outdoor
- 4 Entertain
- 5 Pool

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4 | 2 | 2 | 278m² | 788m²



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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.