

9 Myrtle Avenue, Ormeau

## Your Ideal Family Lifestyle Starts Here - Room for a Pool Included




Welcome to this beautifully presented family home, perfectly positioned on a generous corner block in the heart of Ormeau, offering comfort, space, and an easy lifestyle in a highly sought-after location.

Set on approximately 616m<sup>2</sup> of land, this well-maintained home features four spacious bedrooms, two bathrooms, and double car accommodation, making it ideal for growing families or savvy investors.

The master suite provides a private retreat with its own ensuite and walk-in robe, while the remaining bedrooms are well-sized and serviced by a central bathroom.

Inside, the home offers a practical and functional layout with a light-filled main dining and living area, complete with split system air conditioning for year-round comfort. The addition of solar power helps reduce energy costs and adds long-term value.

Step outside and enjoy the benefits of a large corner block, offering:

4  2  2 

**FOR SALE**  
Please Call

### AGENTS

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### AGENCY

LJ Hooker Ormeau  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Plenty of space for a future pool
- Room for kids and pets to play
- Easy access for storing a trailer, camper, or boat

The covered alfresco area with electric blinds creates the perfect all-weather entertaining space, while the large shed adds versatility for storage, hobbies, or a workshop.

Ormeau continues to be a high-demand suburb, making this not only a fantastic home but also a smart investment opportunity.

#### Key Features:

- 4 spacious bedrooms
- Master with ensuite & walk-in robe
- 2 bathrooms, 2 car accommodation
- Split system air conditioning in main living/dining
- Solar power system
- Large 616m<sup>2</sup>; corner block
- Room for a pool
- Covered alfresco with electric blinds
- Large shed for storage or workspace
- Space for trailer, camper, or boat
- Well-maintained, family-friendly home

This is a fantastic opportunity to secure a quality home in a thriving location, offering lifestyle, space, and future potential. Don't miss your chance to make it yours!

#### MORE DETAILS

Property ID	1YKYGWH
Property Type	House
House Size	201 m <sup>2</sup>
Land Area	617 m <sup>2</sup>
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels

#### Shelley Green 0477 790 660

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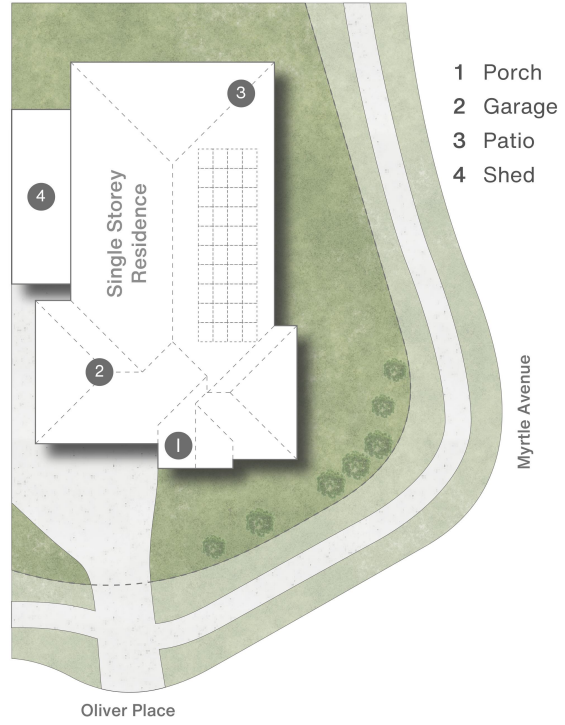
Director | L.R.E.A | Independent Contractor | [nhintz@ljhgc.com.au](mailto:nhintz@ljhgc.com.au)

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9 Myrtle Avenue **ORMEAU**

4 | 2 | 2 | 201m<sup>2</sup> | 617m<sup>2</sup>

→  
NORTH

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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.