



1 & 2/43 Doolan Street, Ormeau

SUPERIOR OPPORTUNITY FOR DUPLEX PAIR ON ONE TITLE

Set in the heart of family-friendly Norfolk Village, this single-level duplex offers a rare and versatile opportunity for investors, extended families or owner occupiers wanting flexibility. Sold together on one title with no body corporate, the property provides the option to live in one side and rent out the other, or lease both for a strong, low-maintenance portfolio addition.

Each residence has been designed for easy everyday living, featuring a spacious open-plan lounge and dining area, a practical study nook, and a well-appointed kitchen with generous bench space, excellent storage and stainless steel appliances. With low-maintenance surrounds, one side offering a fenced yard and the other enjoying corner street frontage, both homes are practical, private and appealing.

Accommodation is well considered, with each residence offering three built-in bedrooms, including a master bedroom with ensuite, plus a family bathroom, separate laundry and double remote garage.

Positioned within easy walking distance to bus stops and Norfolk Village State School, and only a short drive to local shops, dining, the

6 4 4

FOR SALE
CONTACT AGENT

VIEW
By Appointment

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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.

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M1 and Ormeau train station, this is a smart investment in a location that continues to be highly sought after.

Property Features

- Duplex pair on one title, sold as a complete package
- No body corporate
- Ideal for investors, extended families or owner occupiers
- Option to live in one and rent out the other
- Single-level, low-maintenance design
- Open-plan lounge and dining area to each residence
- Study nook to each living zone
- Well-appointed kitchens with stainless steel appliances
- Three built-in bedrooms to each side
- Master bedrooms with ensuites
- Family bathrooms plus separate laundries
- Double remote garage to each residence
- Walk to bus stops and Norfolk Village State School
- Close to local shops, dining, M1 access and Ormeau train station

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of the information provided, interested parties are advised to conduct their own independent investigations, searches and due diligence in relation to the property. The photographs used in this advertisement were taken prior to the current tenants occupying the property and may not reflect the property's current presentation or condition. A personal inspection is strongly recommended.

MORE DETAILS

Property ID	1YNSGWH
Property Type	House
Land Area	750 m2
Including	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes

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LJ Hooker
Solutions Gold Coast



UNIT 2, 43 DOOLAN STREET, ORMEAU
INT: 170 m²

UNIT 1, 43 DOOLAN STREET, ORMEAU
INT: 150 m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. DCR Media Productions gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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 **LJ Hooker**