




2 Park Lane, Ormiston

## Quiet, convenient and perfectly positioned

Positioned on a private 600m<sup>2</sup> block and nestled at the end of a quiet residential street this property is an exceptional opportunity to secure a spacious family home in one of Ormiston's most sought-after locations. The home's functional floorplan provides flexibility with an open plan kitchen and living area that extends effortlessly to a large undercover alfresco area and pool. Perfectly positioned for families, the property is located close to both Ormiston State School and Ormiston College, while also being just minutes from Ormiston Train Station, Cleveland CBD, Raby Bay Harbour, local cafés, restaurants and Cleveland Central.

- Open plan kitchen and dining area opening onto large undercover alfresco area
- Separate living/family room with air conditioning overlooking pool and alfresco area
- Kitchen with gas cooktop and oven, double sink, dishwasher, breakfast bar and ample storage
- Covered entry porch
- Master bedroom with bay window, air-conditioning, walk-in wardrobe and ensuite with toilet, vanity and shower
- Large front bedroom with bay window, plus 2 additional bedrooms at the back of the property both with fans and built ins

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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### FOR SALE

Offers Invited

### VIEW

Sat 13th Jun @ 10:00AM - 10:30AM

### AGENTS

Karen Renouf

0413 473 461

krenouf@ljhpropertycentre.com.au

### AGENCY

LJ Hooker Property Centre

(07) 3286 2500



- Family bathroom with shower over corner bath, vanity and separate toilet
- Separate laundry
- Fully fenced, private and secluded block with landscaped front gardens and generous side access
- Double, roller door garage with extra high shade sale
- Large undercover alfresco area and external power socket
- Pool with water feature and shade sale - solar heating for pool
- Neat lawn, landscaped garden beds and garden shed
- Extras include laminate floors and freshly painted throughout, fly screens, electric hot water, new fans

## MORE DETAILS

|               |              |
|---------------|--------------|
| Property ID   | BUC4F2S      |
| Property Type | House        |
| Land Area     | 600 m2       |
| Including     | Fully Fenced |

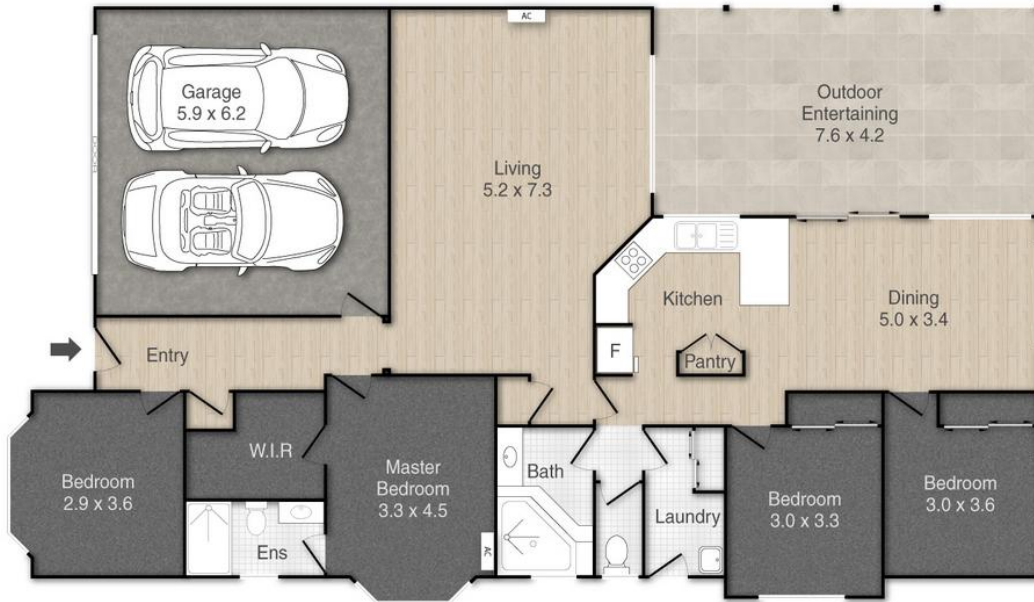
### Karen Renouf 0413 473 461

High Performance Agent - Team Renouf Properties Pty Ltd at LJH Property Centre | [krenouf@ljhpropertycentre.com.au](mailto:krenouf@ljhpropertycentre.com.au)

### LJ Hooker Property Centre (07) 3286 2500

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
[propertycentre.ljhooker.com.au](http://propertycentre.ljhooker.com.au) | [hello@ljhpc.com.au](mailto:hello@ljhpc.com.au)





## 2 Park Lane, Ormiston

Total Approx Floor Area: 223m<sup>2</sup>

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.

*Team Renouf* **LJ Hooker**  
Property Centre