



## Ormiston, 33 Bell Street

NOTHING TO DO - JUST MOVE IN!

This cute, fully renovated cottage is ideally located on a quiet residential street. Open plan, kitchen, dining and living area opens to a front alfresco area. 3 bedrooms and a gorgeous bathroom and laundry complete this package. A larger alfresco area at the rear opens to a good-sized yard and garden.

- Fully renovated, open plan kitchen with stone benchtops, electric appliances and air conditioning
- Good sized lounge with hybrid vinyl flooring
- Living area opens onto front courtyard
- Freshly painted, new carpets and fans
- Neutral colour palate throughout
- 3 good sized bedrooms, master with built in
- Gorgeous new bathrooms with feature bath, shower and vanity
- Separate toilet



**For Sale**  
\$799,000+

**View**  
[ljhooker.com.au/BSZXF2S](http://ljhooker.com.au/BSZXF2S)

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

**Disclaimer:** 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.

- Separate laundry
- Large 7 x 4.2m alfresco area outlooking to garden
- 405m2 flat, fully fenced block
- Multi car off-street parking
- Double carport
- Quiet, highly sought after residential pocket
- Walking distance to school, shops, transport and local amenities

This is entry level buying, yet brand new inside. Don't miss out. Be quick. Call now to book your inspection!

## More About this Property

<b>Property ID</b>	BSZXF2S
<b>Property Type</b>	House
<b>Land Area</b>	405 m2
<b>Including</b>	Air Conditioning Courtyard Outdoor Entertaining

### Karen Renouf 0413 473 461

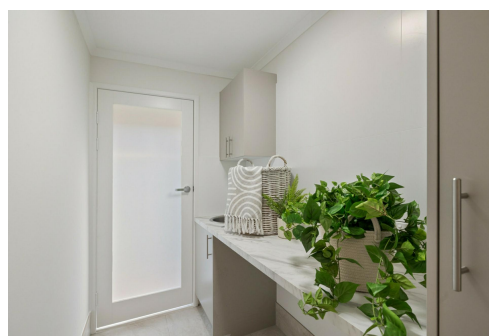
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## 33 Bell Street, Ormiston

Total Approx Floor Area: 153m<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.

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