

## Ormiston, 5 Kilroe Court

Family retreat with dual living potential on 820m<sup>2</sup>

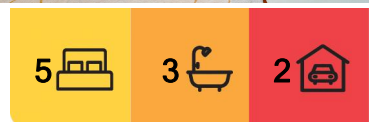
Tucked away at the end of a peaceful cul-de-sac, this cleverly designed, architectural family home is perfectly positioned on a generous 820m<sup>2</sup> block, offering privacy, lush surrounds, and a seamless indoor-outdoor lifestyle. With open plan living on both levels, dual master bedrooms, stylish, well-appointed bathrooms and exceptional outdoor living spaces this unique property will suit extended families, delight guests or accommodate dual living. Enjoy resort-style living with a sparkling pool, deck and undercover alfresco area at the front, balanced by a beautifully landscaped backyard complete with a stunning Queensland Ash tree as its centrepiece. With crossflow ventilation designed into the home and full-length windows you'll enjoy natural breezes from this elevated position and views from every room. Only a few streets from the waterfront in a highly sought-after pocket in Ormiston this stunning property is a must see!

Upstairs:

\*Spacious open plan living, dining, and kitchen with polished timber flooring and sliding



**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.



**For Sale**  
Offers Invited

**View**  
By Appointment

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

doors to a generous front deck with a leafy outlook overlooking the pool.

\*Modern kitchen with stone waterfall benchtops, breakfast bar, electric oven and cooktop, microwave oven, dishwasher and generous pantry.

\*Large, light-filled master suite with walk-in robe, and stylish ensuite featuring dual vanity, open shower, and separate toilet.

\*Second bedroom with fan, plantation shutters, and walk-in robe.

\*Third bedroom with built-in wardrobe and views over the pool.

\*Renovated 3-way family bathroom with freestanding bath, dual vanities, and separate toilet.

\*External and internal feature timber staircase, ducted air conditioning, fans, louvered windows, security screens, plantation shutters throughout and stunning polished timber floors.

#### Downstairs:

\*Large living area flowing to an expansive undercover alfresco area at the front which adjoins the pool —perfect for entertaining and a secluded patio at the rear enjoying garden views.

\*Large second master bedroom with generous built ins, plus fifth bedroom with serene garden outlook.

\*Third bathroom with corner shower and toilet

\*Large, stylish laundry with ample bench space and lots of storage.

\*Workshop with access to the back garden.

\*Front entry, fans, split system air conditioning, security screens.

#### Additional Features:

\*Double remote-controlled garage.

\*Secluded and leafy landscaped backyard with stunning feature ash tree as its centrepiece, tiled patio - perfect for relaxing.

\*Feature inground pool with landscaped front garden.

\*Garden shed and side access to rear garden.

\*8kw solar system, EV charger

\*Beautifully maintained gardens with established trees.

\*Dual living potential - ideal for growing/extended families.

Outstanding location close to world-class schools including Ormiston College, the Raby Bay Precinct for all your shopping and dining needs and waterfront parklands and beaches this property provides the perfect backdrop for a Bayside lifestyle. Easy commuting distance to Brisbane CBD and walking distance to the train station.

This is a rare opportunity to secure a versatile and thoughtfully designed home in a whisper-quiet location. Don't miss your chance to inspect this private haven and become part of this tightly held community at one of the Bayside's best addresses.

Additional notes for the brochure book;

Built in 1998 —Fiteni Homes

Construction —brick, shadowclad and colourbond roof

Rates; 1300 1/4

Solar system —8 kw



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## More About this Property

<b>Property ID</b>	BTC5F2S
<b>Property Type</b>	House
<b>Land Area</b>	820 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining

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## 5 Kilroe Court, Ormiston

Total Approx Floor Area: 312m<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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