

## Yeronga, 3 Orama Road

### CONVENIENT, VILLAGE LIVING

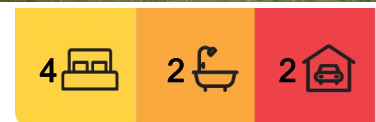
3 Orama Rd, Yeronga is located in the highly sought after O Roads of Yeronga, situated metres from the fabulous Osteria Epoca Italian Restaurant, Orsova Road Park, and with easy access to the river walks and river parks. On Wednesday's you have the bonus of Missy Mae's fruit and vegetable markets just around the corner.

Offering as close to a lowset home as you can get, walking in at street level into a home with all the living on one level, positioned on a large 739 sqm block. This home is ideal for family living; perfect for buyers that want all the living on one level; or a great investment with easy access to Universities, Hospitals & transport.

Walk through the gate to be greeted by a landscaped front yard. The front porch offers the perfect vantage point to watch the kids play or enjoy a morning coffee. As you step into the home the spacious, tiled open plan lounge and dining offers space for families of all sizes. The tidy kitchen is complete with modern appliances, dishwasher, good storage,



**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**  
INVITING OFFERS

**View**  
By Appointment

**Contact**  
**Jane Elvin**  
0408 344 417  
j.elvin@ljhookerproperty.com.au  
**Josephine Elvin**  
0457 000 897  
joey.elvin@ljhookerproperty.com.au

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Salisbury  
(07) 3848 7369**

ample preparation space and pass through window to the deck. Beside the kitchen is a large laundry, if you wanted to extend the kitchen down the track, this area would provide the perfect extra space.

The standout feature for many will be the recent addition of the large deck with room for dining and sitting areas, the perfect extension to the living spaces. The backyard has also been levelled and landscaped. Sitting on the back deck there is a beautiful, green backdrop, it's hard to believe this is inner city living.

Back inside the home there are 4 good sized bedrooms. Bedrooms 3 & 4 create a great kids retreat where they can share while having privacy. Add a hallway entry to separate these rooms if needed. The main bedroom has a wall of wardrobes and a modernised and oversized ensuite. The main bathroom is down the hall with a shower over bath and toilet. There is also a separate study, so you don't need to sacrifice a bedroom for this space. You could also add a study to the foyer if needed.

Complete this outstanding package with remote gate entry, double carport, split system air-conditioning throughout, and solar panels. All you need to do is move in and enjoy everything on offer in the beautiful Village of Yeronga.

This outstanding location is only moments to the river walks, beautiful parks, bus stops, Osteria Epoca Italian Restaurant and Bar; walking distance to St Sebastian's Primary School & the train; within a short bike ride to the Green Bridge connecting to the University of Queensland; within easy access to Fairfield Gardens Shopping Centre with both Coles & Aldi, QLD Tennis Centre, hospitals, universities & private schools. Yeronga offers an outstanding village lifestyle only 5km to the CBD.

Features of 3 Orama Rd, Yeronga at a glance:

- Large 739 sqm block
- Enter the home from street level with all the living on one level
- Four, oversized bedrooms
- Two bathrooms, including ensuite to the main bedroom.
- Separate study
- Tidy kitchen with modern appliances, dishwasher, good storage & ample preparation space.
- Oversized laundry beside the kitchen.
- Recently added, large back deck with room for dining & sitting areas
- Split system air-conditioning
- Solar panels
- Fully fenced with remote gate entry
- Double carport + great, lock up storage under the deck.
- Meters to the parks, bus stop & local cafes
- Easy access to transport, hospitals, universities, the Green Bridge connecting to the University of QLD, private schools, shops & cafes
- Only 5km to the CBD ensuring work and play are never too far away

Call Jane Elvin or Joey Elvin to discuss this O Road Opportunity further.



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## More About this Property

<b>Property ID</b>	1BEPH31
<b>Property Type</b>	House
<b>Land Area</b>	739 m <sup>2</sup>
<b>Including</b>	Ensuite Study Air Conditioning Deck Dishwasher Outdoor Entertaining Fully Fenced Solar Panels ENSUITE AIR CON WARDROBES STUDY DISHWAHSER PORCH CARPORT DECK PARK SOLAR

### Jane Elvin 0408 344 417

Principal - Sales & Marketing Consultant | [j.elvin@ljhookerproperty.com.au](mailto:j.elvin@ljhookerproperty.com.au)

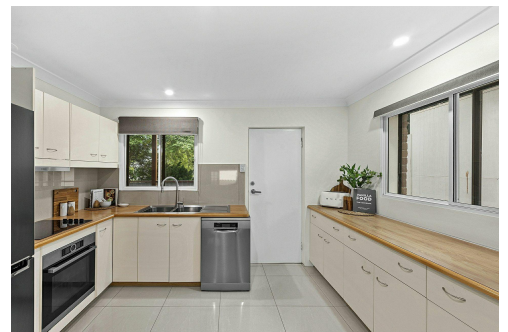
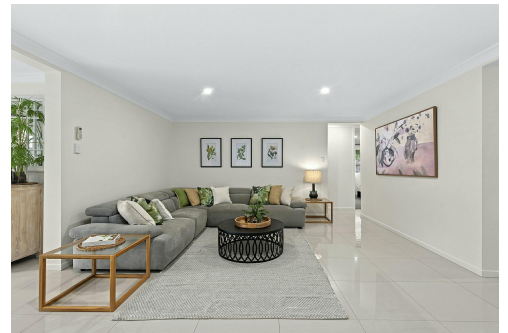
### Josephine Elvin 0457 000 897

Property Manager & New Business Manager | Sales Associate to Jane Elvin | [joey.elvin@ljhookerproperty.com.au](mailto:joey.elvin@ljhookerproperty.com.au)

### LJ Hooker Annerley | Yeronga | Salisbury (07) 3848 7369

443 Ipswich Road, ANNERLEY QLD 4103

[annerleyyeronga.ljhooker.com.au](http://annerleyyeronga.ljhooker.com.au) | [admin@ljhookerproperty.com.au](mailto:admin@ljhookerproperty.com.au)



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### 3 Orama Road, Yeronga

Internal 155m<sup>2</sup> | External 94m<sup>2</sup> | Total 249m<sup>2</sup>

4 Bed

2 Bath

2 Car



**FAST FOCUS**

Floorplan for illustrative purposes only. All measurements are approximate only and should not be relied upon.



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