

Yeronga, 35 Ormuz Road

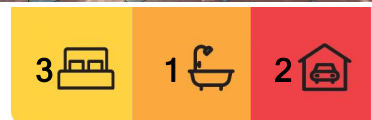
SOLD BY JANE ELVIN

OUTSTANDING PARKSIDE LIVING - PRIME REAL ESTATE

35 Ormuz Rd, Yeronga is located on arguably one of the best pockets of Yeronga, a location highly sought after by the locals. My love affair for Yeronga began in this street with fond memories of playing in the park, catching the bus into town, and visiting the neighbours ...you could not find a better place to live or invest.

Situated across the road from the beautiful Jacaranda Park, and positioned on a beautifully landscaped 731sqm block, this home will appeal to many. Immaculately maintained for a lifetime, while enjoying recent upgrades such as a new kitchen there is so much on offer with the current home, but as the street is coming alive with magnificent new builds the land will be just as appealing for the future.

With 3 good sized, air-conditioned bedrooms on offer, two of those are separated from the



For Sale
Please Call

View
ljhooker.com.au/1BEJH31

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living by a hallway and French doors, the main bedroom with a window seat and leadlight windows overlooks the park. Bedroom 2 is to the back of the home, separated by the updated bathroom offering a shower over bath & separate toilet complimented by Terrazzo flooring. The open plan lounge and dining flow through to the sunroom or perfect home office / playroom, taking pride of position overlooking the park, a lovely place to relax and unwind. To the back of the home the new kitchen is sure to impress with timber benchtops, induction stove top, dishwasher, insinkerator, appliance area & great storage, perfectly positioned overlooking the backyard.

Entertaining will be a breeze with a gazebo at the back of the home overlooking the gorgeous, landscaped backyard surrounded by manicured hedges & sandstone garden beds. Young families will love the easy flow to the back yard & mature buyers will appreciate the gardens and level yard. For many the standout feature will be under the house, just another indication of how well the home has been maintained over the years and where many an hour was spent by the original owners with an office, workshop, lock up storage and tandem garaging.

This outstanding location is across the road from Jacaranda Park, only moments to the river walks, bus stops, Osteria Epoca & Andonis; walking distance to St Sebastian's Primary School & the train; within a short bike ride to the Green Bridge connecting, you 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 35 Ormuz Road Yeronga at a glance:

- Large, elevated 731sqm block
- 3 good sized bedrooms, plus a designated study
- Main bedroom has a built-in wardrobe, window seat & leadlight windows overlooking the park
- Updated bathroom separates the bedrooms with Terrazzo flooring, shower over bath, make up bench & a separate toilet
- New kitchen is sure to impress with timber benchtops, induction stove top, dishwasher, insinkerator, appliance area & great storage, perfectly positioned overlooking the backyard.
- Open plan lounge & dining flowing through to the study / playroom
- Polished hardwood floors throughout, with carpet in bedroom 3
- Gazebo in the back yard & separate BBQ area perfect for entertainment
- Landscaped & well-maintained yard & gardens
- Large storage area under the house with an office, workshop / gym / storage
- Tandem lock up garage + room for a trailer or van off street + lock up shed
- Across the road from Jacaranda Park
- Metres to bus stop & local restaurants including Osteria Epoca & Andonis
- Walking distance to the train, St Sebastian's Primary School, kindergartens & shops
- A bike ride or walk across the Green Bridge connecting to the University of QLD
- Easy access to hospitals, major universities, prestige private schools, Fairfield Garden's Shopping Centre with both Coles & Aldi
- Only 5km to the CBD ensuring work and play are never too far away

Call Jane Elvin or Joey Elvin to discuss this opportunity further.



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More About this Property

Property ID	1BEJH31
Property Type	House
Land Area	731 m ²
Including	Study Air Conditioning Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes AIR CON DISHWASHER STUDY BATH GAZEBO STORAGE WORKSHOP PARK

Jane Elvin 0408 344 417

Principal - Sales & Marketing Consultant | j.elvin@ljhookerproperty.com.au

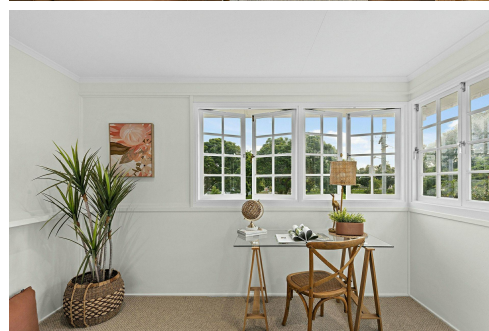
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35 Ormuz Road, Yeronga

Internal 193m² | External 27m² | Total 220m²

3 Bed

1 Bath

2 Car

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FAST FOCUS

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

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