



Boundaries and dimensions are approximate only.  
Interested parties should conduct their own independent enquiries.



## Yeronga, 44 Ormadale Road

### Discover the Charm of Yeronga Living

Nestled in one of Yeronga's most prestigious pockets, this fully renovated 3-bedroom home combines elegance, comfort, and a highly sought-after location. Situated on the high side of a quiet street on a spacious 607m<sup>2</sup> block.

With premium finishes and thoughtful details throughout, this home promises a lifestyle of ease and luxury. Step inside to experience a welcoming, functional space, ideal for family living and entertaining.

\*3 spacious bedrooms, including a master suite with air conditioning, a luxurious ensuite, and a custom walk-in robe.

\*Newly completed ensuite with his-and-her showers, a toilet, custom-built vanity, and a mirrored shaving cabinet. An adjacent make-up mirror with built-in cabinetry offers an added touch of sophistication.

\*Main bathroom has been custom-designed to incorporate the laundry, making the most of



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**LJ Hooker Shailer Park**  
**(07) 3102 0829**

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space with terrazzo tiling and a modern aesthetic.

\*Walk-in robe features his-and-her sections, offering ample storage in a chic and organized layout.

\*Separate toilet for added convenience.

\*Hardwood timber floors throughout the main living areas add warmth and timeless style.

The heart of the home is the stunning kitchen, perfect for entertaining or enjoying a cozy family meal. Boasting a large stone breakfast bar, this space provides plenty of storage, a top-of-the-line 90 cm Falcon oven with an induction cooktop, and premium tapware, and an integrated Miele dishwasher,. Every detail has been carefully chosen to elevate both style and function.

The open-plan lounge and dining area, fully air-conditioned, flows effortlessly through the home, creating a bright, welcoming space that's perfect for relaxation. Downstairs, a versatile rumpus room makes an ideal man cave, home office, or casual retreat, while the single lock-up garage provides secure parking and additional storage. LED lighting throughout the property enhances the clean, modern feel.

You can also enjoy peace of mind knowing that this home stayed completely flood-free during the last two major floods.

Convenience at Your Doorstep: This home places you within easy reach of everything. Enjoy nearby public transport, hospitals, and universities, with the Green Bridge offering quick access to the University of Queensland. Private schools, shops, and cafes surround you, and Brisbane's CBD is just 5 km away, keeping work and play within close reach. The river walks, beautiful parks, and local favorites like Osteria Epoca Italian Restaurant & Bar are just moments away, with Fairfield Gardens Shopping Centre, St Sebastian's Primary School, and train stations only a short stroll or bike ride away.

There is also a little dog beach only a stone's throw away :)

With its superb location, tasteful finishes, and an array of conveniences, this Yeronga gem promises a balanced, luxurious lifestyle for those who call it home.

## More About this Property

<b>Property ID</b>	620HVG
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>

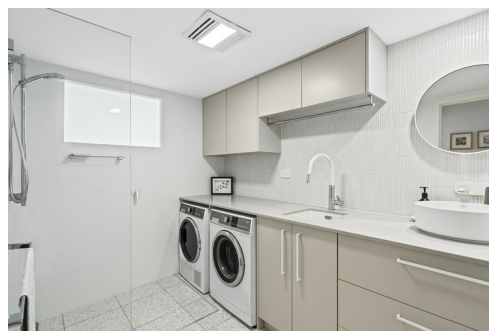
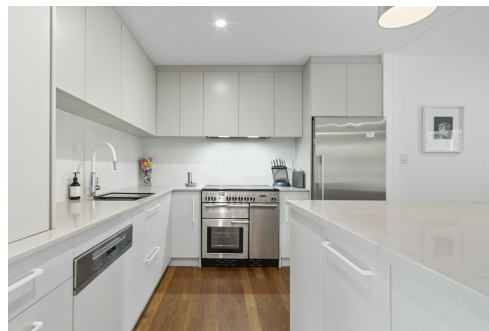
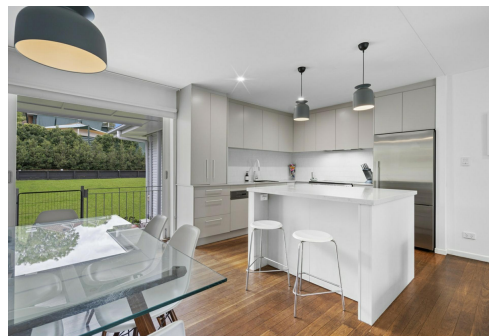
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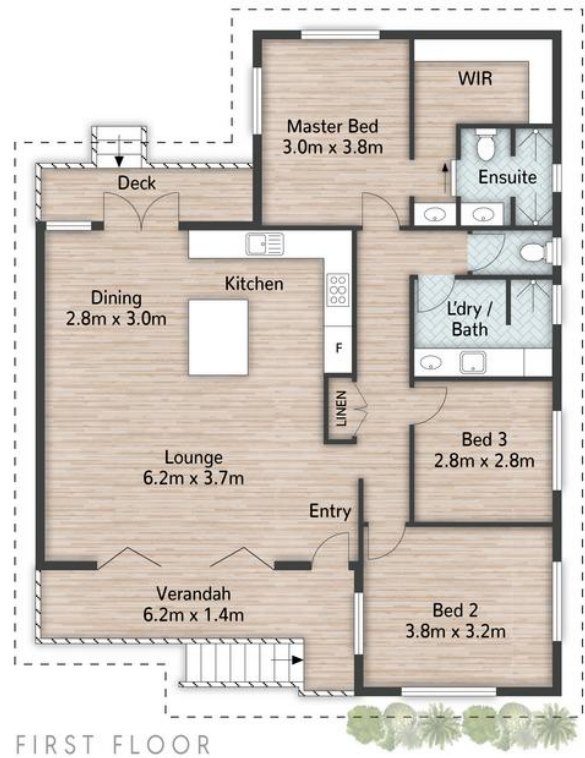
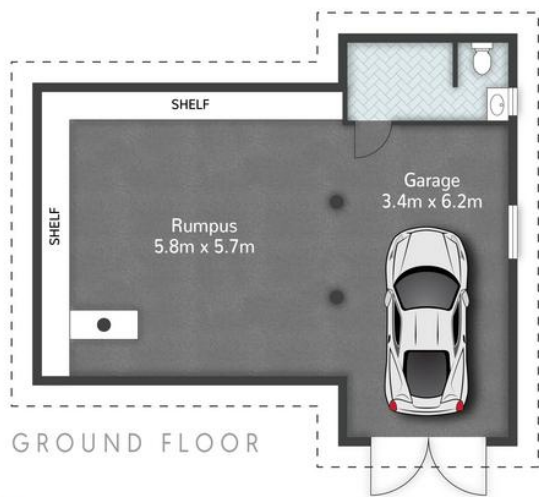
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44 Ormadale Road YERONGA

3 | 2 | 1 | 196m<sup>2</sup>



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