

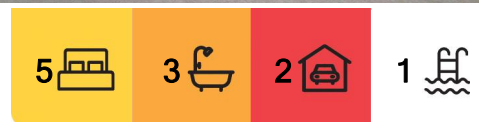
Yeronga, 46 Orlando Road

SOLD BY THE JANE ELVIN TEAM

The perfect family home with room for families of all sizes & ages; or an ideal investment with a rental expectation of \$2,000 - \$2,200 per week.

With a commanding street presence, 46 Orlando Rd offers a never been lived in, brand-new, flood free build. By-pass the stress of building with budget blow outs, delays in completion, high rents, and design decisions - start living now and take advantage of this rare offering. Positioned on an impressive 961sqm parcel of land with plenty of room for a game of cricket or soccer, its hard to believe you are inner city.

As you walk through the home and appreciate all that is on offer, it is clear this design has experienced the "female touch" - thoughtfully designed with family in mind. Oversized windows, stacker doors, stunning voids and a neutral colour palette have created a home full of light and love. Embracing coastal charm, this attention to detail has produced a design that is timeless, with an extensive list of features only a home of this calibre would



For Sale
NEW PRICE \$2,799,000 +

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possess.

This clever design starts from the feature stone entry & stunning arched doorway and continues through to the living and dining areas, open plan & light filled. The kitchen as it should creates the hub of the home and brings function and form, showcasing dual Bosch ovens, 5 burner gas cooktop & dual dishwashers. The island bench encourages a social family while you prepare dinner and enjoy a glass of wine, keeping the cook of the home connected to the everyday activity of the home. The Butler's pantry is the perfect extension of the kitchen with great storage, shelving & preparation space. The dining room is all about family and entertaining with room for the largest of tables, framed by feature pendant lighting. The open plan living and dining connect effortlessly to the outdoors, not only creating the perfect indoor-outdoor lifestyle but ensuring the inground pool and the yard are always in view, important to younger families.

Back inside, the lower level has a full-sized bedroom with built-in wardrobes, located across from the bathroom, creating a great visitors or grandparents' wing; media room or perfect home office located beside the entry; the all-important wine wall; mud room with bench seat, an abundance of storage & laundry.

Ascend the stairs to the family bedrooms. The main bedroom is a retreat within itself, exuding style, size, privacy and practically. The walk-in robe is sure to impress with room for the largest of shoe collections and an abundance of storage connecting through to the ensuite with dual vanities, LED mirrors, oversized dual shower & freestanding bathtub. With 3 more bedrooms on offer on this level, two with walk in wardrobes, the 3rd bedroom with a wall of built-in wardrobes. Serviced by the main bathroom which is smartly designed with separate bath, shower, and toilet. Complete this level with the family room, the perfect place for the kids to escape.

Complete this outstanding package with ducted air-conditioning, ceiling fans, oversized double garage, excellent storage, fenced yard, inground swimming pool, all you need to do is book the removalist and enjoy everything that has been created.

The location simply can't get much better with walking distance to the river walks, beautiful parks, bus stops, train, St Sebastian's Primary School, Osteria Epoca Italian Restaurant and Andonis Cafe; a bike ride to the Green Bridge connecting you to the University of Queensland; within easy access to the Fairfield Gardens Shopping Centre with both Coles & Aldi, Woolworths at Yeerongpilly, QLD Tennis Centre, hospitals, universities & private schools. Yeronga offers an outstanding village lifestyle only 5km to the CBD.

Outstanding feature list:

- Brand new build under builder's warranty
- 961sqm parcel of land creating a wonderful space for the kids & avid gardener.
- 5 bedrooms, 4 on the upper level one on the lower level
- Main bedroom with an expansive walk-in robe & luxurious ensuite
- Three living areas - two on the lower level & one on the upper level
- 3 full bathrooms, 1 on the lower level, 2 on the upper level
- Kitchen with dual Bosch ovens, 5 burner gas cooktop, dual dishwashers, island bench & Butler's pantry
- Open plan lounge & dining with a feature wine wall



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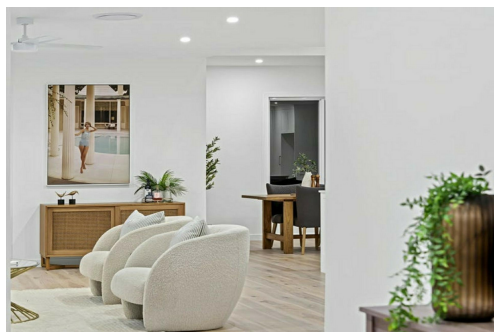
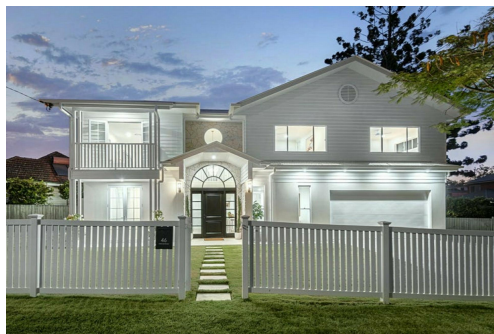
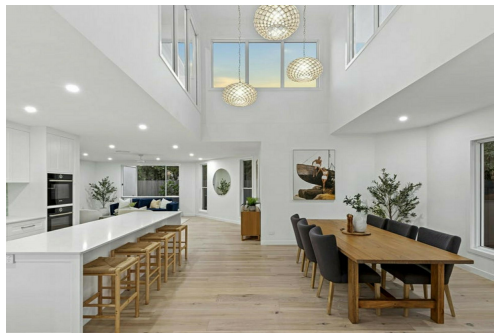
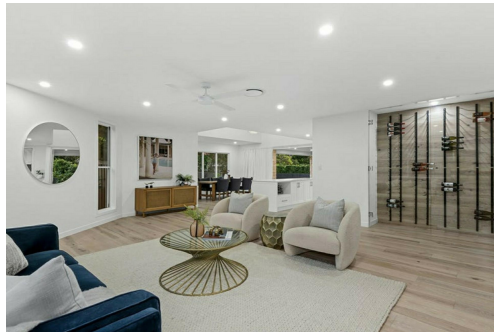
- Covered outdoor entertainment space overlooking the inground pool & expansive yard.
 - Wide & welcoming hallways
 - Mud room with great storage & laundry.
 - Ducted air-conditioning throughout with ceiling fans
 - Double garage with room for storage
 - Walking distance to the river walks, beautiful parks, bus stops, train, St Sebastian's Primary School, Osteria Epoca Italian Restaurant and Andonis Cafe.
 - A bike ride to the Green Bridge connecting you to the University of Queensland
 - Easy access to the Fairfield Gardens Shopping Centre with both Coles & Aldi, Woolworths at Yeerongpilly, QLD Tennis Centre, hospitals, universities & private schools.
- Call Jane Elvin or Joey Elvin to discuss this outstanding package further.

More About this Property

Property ID	1BBUH31
Property Type	House
Land Area	961 m2
Including	Ensuite Study Air Conditioning Alarm Pool Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage DUCTED AIR CON WINE WALL BUTLERS PANTRY GAS COOKING MUD ROOM ENSUITE WALK IN ROBE RUMPUS ROO

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