



## Yeronga, 77 Ormadale Road

RARE 1,208SQM ON TWO LOTS

As the old saying goes, "Opportunity Knocks". 77 Ormadale Rd is an outstanding opportunity with 1,208sqm of land on two lots. Lot 1 - 610sqm & Lot 2 - 598sqm. Perfect for future development - remove the current home & build two new homes: or ideal for families wanting a large block of land to add a pool or just to enjoy.

Located on the corner of Oriana Crescent, a much sought-after cul-de-sac, with entry to the riverwalks via Hibiscus Lane. The current home offers two levels of living ideal for growing families, or an opportunity to create dual living. The upper level has 3 bedrooms; the main bedroom is air-conditioned with a walk-in robe and ensuite. The other two bedrooms are oversized, bedroom two is air-conditioned. The main bathroom is down the hall with a large shower, toilet & timber vanity.

The timber kitchen has great storage and preparation space, gas cooktop, double door pantry, double fridge space & breakfast bench. There is a spacious room beside the



**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.

5

3

2

**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

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

kitchen where you could create a walk-in pantry or use as a separate study. The lounge room is oversized and connects through to a separate dining room.

The lower level is the real bonus of the home with two bedrooms a large living room & full bathroom. This is a great space for the teenagers, work from home space, or to create dual living for Grandparents. The savvy investor might look to rent out the lower level to help pay for the mortgage.

Complete this outstanding package with a double lock up garage, covered back entertainment space plus another covered outdoor entertainment space & a fenced yard. Whatever your needs, land of this size, so close to the CBD is a rare find.

This outstanding location is only moments to the river walks, beautiful parks, Osteria Epoca Italian Restaurant; walking distance to St Sebastian's Primary School, Yeronga Village Shops & both bus and 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, Yeronga State School, QLD Tennis Centre, hospitals, universities & private schools. Yeronga offers an outstanding village lifestyle only 5km to the CBD.

Notable features of 77 Ormadale Rd:

- 1,208sqm block
- 2 Lots - Lot 1 - 610sqm & Lot 2 - 598sqm
- Demolish the house & build two new ones
- Keep the current home & create dual living
- 5 bedrooms - 3 on the upper level, 2 on the lower level
- Main bedroom with ensuite & walk-in robe
- 3 bathrooms - main bathroom on each level & ensuite to the main
- Timber kitchen with great storage and preparation space, gas cooktop, double door pantry, double fridge space & breakfast bench
- A spacious room beside the kitchen where you could create a walk-in pantry if needed, or use as a separate study
- Two living areas, one on each level
- Covered back entertainment space flowing from the kitchen, plus another entertainment space to the side of the block
- Split system air-conditioning & ceilings fans
- Double lock up garage
- Moments to the river walks, beautiful parks, Osteria Epoca Italian Restaurant
- Walking distance to St Sebastian's Primary School, Yeronga Village Shops & both bus and train
- Within easy access to the Fairfield Gardens Shopping Centre with both Coles & Aldi, QLD Tennis Centre, hospitals, universities & private schools
- Only 5km to the CBD ensuring work and play are never too far away

Contact Jane Elvin or Joey Elvin if you would like to discuss this opportunity further, or we hope to see you at one of our open homes.



**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.

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



## More About this Property

<b>Property ID</b>	1F00H31
<b>Property Type</b>	House
<b>Land Area</b>	1208 m2
<b>Including</b>	Ensuite Study Air Conditioning Deck

### Jane Elvin 0408 344 417

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

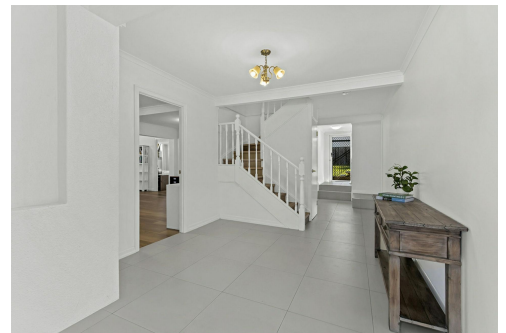
### Josephine Elvin 0457 000 897

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



**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.

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

Jane Elvin  
Property

77 Ormadale Road  
YERONGA

-  5 Bed
-  3 Bath
-  2 Car

Internal : 333m<sup>2</sup>

External : 137m<sup>2</sup>

Total Area : 450m<sup>2</sup>

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au



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

**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.