

1/8 Shannonbrook Avenue, Ormeau, Qld 4208

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Duplex/Semi-detached For Sale

Thursday, 9 May 2024

1/8 Shannonbrook Avenue, Ormeau, Qld 4208

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Duplex/Semi-detached



Gary Keogh

Offers over \$689000.00

Every box is ticked in this modern and stylish 3 bedroom duplex with No Body Corporate fees. As you enter through the front door you are greeted with an abundance of quality fixture and fittings, open plan, fully tiled living and dining room with air-conditioning. With the master bedroom down stairs and another 2 bedrooms upstairs, this property is perfect for all ages, downsizing, retirees or investors who simply want a quality home without the expensive price tag. Excellent corner location, quiet cul-de-sac street opposite natural bushland setting, it simply doesn't get any better than this. Low maintenance yard that can be potentially extended to fit that caravan, boat, trailer securely for peace of mind or lockup and travel at your leisure. On offer: Entry Level: * Fully tiled open plan airconditioned living and dining with ceiling fans* Large Master bedroom, air-conditioned, ceiling fan, stylish ensuite* Modern down lights that enhance every room * Impressive galley style kitchen with ample storage * Natural Gas cooktop, stainless steel appliances and dishwasher* Large separate internal laundry, storage cupboard with ironing bench * Powder room for guests, gas hot water* Double fridge space with water connection* Large pantry with ample shelving / storage* Walk-in storage space under the stairwell, huge linen cupboard * Very private undercover alfresco area for drinks and the odd BBQ* Fantastic court yard, fully fenced, manicured gardens, water tank* Transport nearby, parks and gardens with walking trails, sporting fields Upstairs: * Another two large bedrooms, both fully air-conditioned with ceiling fans* Timber floating flooring in all bedrooms * Security screens on all windows upstairs* Another huge lined cupboard* Large main bathroom with huge bath, heat ceiling lamps and separate toilet This is an exceptional property, excellent location within the Jacobs Ridge Estate, minutes to the freeway for travelling North or South. Nearby you have the expanding Ormeau Village Shopping Centre, Cole's as the main tenant with a number of specialty shops, KFC, liquor land and others opening soon, simply minutes from the property. Jacobs Ridge and Ormeau residents can enjoy the parks, walking trails, sporting fields, tennis courts, friendly community and easy access to schools, shops, medical centre, service stations and the M1. Council Rates: Jan - June 30: \$1207.23 Council Water Rates Charges: Jan- April 2024: \$244.31 plus water usage Building Insurance: \$1004.20 annually. Disclaimer: We have in preparing this advertisement used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.