

1 Karamu Close, Ormeau, Qld 4208

House For Sale

Monday, 29 April 2024

1 Karamu Close, Ormeau, Qld 4208

Bedrooms: 4

Bathrooms: 2

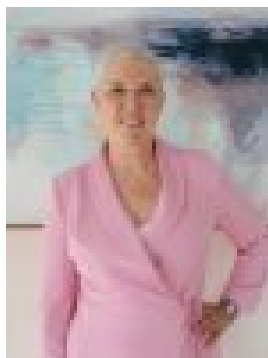
Parkings: 6

Area: 719 m2

Type: House



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Offers Over \$980,000

This very unique Ormeau property definitely stands out from its competition. Throughout this home the vision of the current owners is evident with some areas beautifully transformed while other areas await your personal touch. Located on the corner of Katunga Circuit and Karamu Close this centrally located Ormeau home is ready for a new family and a new lease of life. Will this family be yours? Situated in the highly sought after Norfolk Village area this home will become the perfect entertainer, and it sits nestled on a level 719m² corner lot. The moment you step through the front door you will be captivated by the opportunities available. At the entry you step into a stylish living room with a separate dining room beyond that connects to the fabulous outdoor entertaining area. Offering more than 70m² of undercover outdoor entertaining space, this amazing area features a built-in fireplace, with a kitchen area featuring bar fridge and BBQ. This entire area features a polished concrete floor underfoot ensuring low maintenance throughout this area. Beyond the entertaining area lies another area which can be utilised for secure off-road parking via the gated access available on Karamu Close. This area currently houses an above ground swim spa pool protected by a shade sale. Alternatively, this area could be utilised for additional offroad carparking or a shaded children's play area. Internally the kitchen and main bathroom are the two areas for you to focus on and bring your own personal touch to this home. The bedrooms beyond, including the master bedroom have been very tastefully updated and renovated. The master bedroom includes a large walk-through robe adjoining the fully renovated ensuite which features a double shower heads, vanity and separate toilet. All the bedrooms feature stylish black fans, mirror front robes and the comfort of carpet underfoot. The partially renovated laundry will be an aesthetically pleasing space to work in with its stylish grey and white colour palette. Storage opportunities are endless with the soft close overhead and under bench cupboards. Black drying rails and tapware compliment the grey mosaic tiles featured in the laundry. A large workbench offers plenty of space to sort and fold clothes. Direct external access to the rear yard and undercover entertaining area is available from the laundry. The garage of this house offers a special retreat for the car enthusiast. Able to accommodate four cars and includes storage that runs the full length of the garage the area. Of special note is the inclusion of a built-in in the garage area and the car enthusiast or hobbyist in your family will be in seventh heaven in this dedicated space. Access points to the front veranda and sliding doors to the rear garden are included as well as the remote-controlled double roller door. Your children and fur babies can play safely in this fully fenced property which features remote controlled sliding gates to Katunga Circuit. The sliding gates to Karamu Close are in place but need to be energised. With everything within easy walking distance this has to be one of the best locations in Ormeau. Stroll to Coles Norfolk Village, the Norfolk Tavern and Community Centre. Norfolk Village State School, the bus stop and childcare are also close by. Everything you need is right on your doorstep. Are you ready to take up this fabulous opportunity? Features include: - 219m² of living positioned on a level 719m² corner lot - Master bedroom with large walk-through robes with ensuite featuring a double head shower, vanity and separate toilet with direct access to rear yard - 4 bedrooms in total, all featuring built-in robes, and ceiling fans - Separate dining and living areas - Large 70m² undercover entertainment area featuring epoxy flooring, with a fireplace, built-in kitchen, bar fridge and BBQ - Air-conditioning to living area and master bedroom - Timber look floor tiles to living, kitchen, dining rooms and walk-through robe with carpet to all bedrooms - Centrally located kitchen with pantry, 600mm gas cooktop, wall mount oven and breakfast bar - Main bathroom (un-renovated) features corner spa bath, and provision for vanity and shower with adjacent separate toilet - Large, partially renovated walk-through laundry with soft-close overhead and under bench cupboards, large work bench and internal drying rails - Window treatments throughout - Security screens throughout with Crimsafe to front door plus security system - Full length veranda across front of the house - Gas instantaneous hot water - Solar panels - Water tank (2,000 litres approx.) - Four car, remote lock up garage featuring storage and wet bar area plus additional secure carparking on driveway behind gates in front of the garage and from side street gated entrance - Established, low maintenance gardens with reticulation - Fully fenced with additional and featuring two vehicle access points Conveniently located: - 1.2 km to Norfolk Village State School Catchment (Primary within catchment) - 5.8 km to Ormeau Woods State High School (Secondary within catchment) - 5.2 km to Livingstone Christian College (Prep to 12) - 5.7 km to LORDS (Prep - 12) - 500m to Norfolk Village Shopping Centre & Coles - km to M1 North on ramp - 3.0 km to M1 South on ramp - 5.5 km to Ormeau Train Station Contact Morgan Oliver, your trusted Ormeau Real Estate Specialist at JMO Property Group today on (07) 5517 5282 or morgan@jmoproperty.com.au to register your interest. 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