

# 11 Citrinus Court, Ormeau, Qld 4208

## House For Sale

Friday, 3 November 2023

**LJ Hooker**  
Solutions Gold Coast

11 Citrinus Court, Ormeau, Qld 4208

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 680 m2**

**Type: House**



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## Contact Agent

Boasting pristine street presence and a polished single-level floor plan, this inviting residence has true turn-key appeal for those wanting to move in and simply enjoy! Positioned in a favoured cul-de-sac street and boasting everything needed for easy entertaining, the location within walking distance to schooling, transport and parkland completes the perfect package! A manicured frontage opens into a fresh interior with light paintwork and timber-styled flooring offering a welcome contemporary coastal aesthetic. Ducted air-conditioning flows throughout open-plan living and dining whilst a separate lounge is also generously sized and provides great versatility. Laid out over a large footprint, there is exceptional storage in the kitchen with the shaker joinery complimented perfectly by black open shelving. Stainless appliances include gas cooking whilst thick stone wraps around the stone and is stylishly finished with waterfall ends. Get ready to enjoy summer with wonderful spaces in which to soak up the glorious weather! Covered alfresco flows from the living room before opening to an additional entertaining space under the adjustable Vergola roof! Mosaic tiles sparkle along the in-ground swimming pool, complete with waterfall feature, whilst the synthetic yard ensure no maintenance! All four bedrooms include built-in storage and ceiling fans. The master has a walk-in robe and private ensuite with contemporary vanity whilst the main bathroom also offers a separate bath. Additional features include a separate laundry with cabinetry, small car / trailer shed, carport with side access and double garage. Family life is made easy with bus, parkland and Norfolk State School all within walking distance. Numerous shopping and dining options are close by, as are additional schooling options, rail and the M1 for every day ease! Beautifully presented with immense appeal for an easy move-in opportunity, you'll want to be quick for this one!

- 680m<sup>2</sup> block
- Pristine single-level with contemporary upgrades and superb outdoor
- Ducted air-conditioning and timber-styled flooring throughout
- Open-plan living and dining plus separate lounge
- Large contemporary kitchen with shaker joinery, gas cooking and extensive thick stone
- Covered outdoor entertaining + additional alfresco entertaining with adjustable Vergola
- In-ground swimming pool with waterfall plus fenced yard with artificial turf
- Four built-in bedrooms; master including walk-in robe and private ensuite
- Family bathroom with separate bath
- Large laundry with cabinetry
- small car / trailer shed
- Side access with covered carport
- Double remote garage
- Walk to Norfolk Village State School