

# 12 Rockwood Dr, Ormeau, QLD, 4208

## Sold House

Thursday, 22 June 2023



12 Rockwood Dr, Ormeau, QLD, 4208

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



David Blench  
0755493250

## 4 BEDROOM, 2 BATHROOM, TWO LIVING AREAS-723M2 BLOCK WITH ROOM FOR A POOL

This lovely home located in the ever-popular suburb of Ormeau boasts modern and sophisticated features throughout and is located in one of Queensland's upcoming and growing areas. Freshly painted throughout with brand new carpet this home is immaculately presented. If you are also looking for a large backyard for the kids to play in or to have room for a pool then this home should be at the top of your list. There is also plenty of parking and room for a trailer, caravan or boat at the front of the house.

This warm and inviting home boasts a large main bedroom with ensuite, air conditioning and double BIR's as well as another three other good-sized bedrooms all with BIR's and ceiling fans. The open plan living provides plenty of space with a combined dining/living area with a study nook as well as a separate lounge room. Be impressed by the contemporary and functional kitchen which comes with an abundance of storage space, island bench, gas cooktop, electric oven and new dishwasher. The family bathroom is also spacious and has a separate toilet.

You will love how the open plan living/dining area and kitchen combines with the fantastic outside alfresco area with weather blinds. Perfectly set up for entertaining and overlooking flat spacious yard feature. You and your family will enjoy spending countless hours relaxing outside. There is also a second outdoor area ideal for a spa.

There is Reverse cycle ducted air conditioning with 8 independently controlled zones throughout, a double entrance front door, security screens on doors and windows, back to base alarm, separate laundry, 3.5kw of solar, water tank, two garden sheds and internal access from garage. There isn't much to do other than bring your furniture and move in.

### Features:

- New carpets and freshly painted throughout
- Spacious main bedroom with ensuite, split reverse cycle air con & double BIR's
- 3 bedrooms with BIR's and ceiling fans
- Large open plan living/dining area
- Separate lounge room
- Kitchen with stone bench tops, gas cooktop & new dishwasher
- Alfresco area with weather blinds.
- There is also a second outdoor area ideal for a spa.
- Reverse cycle ducted air conditioning with 8 independently controlled zones
- Separate laundry with external access
- Plenty of storage options throughout
- Double lock up garage with internal access
- Ceiling fans throughout
- Security screen doors and windows
- Back to base Alarm
- 3.5kw Solar system
- 2 x Garden sheds
- Additional concreted parking perfect for caravan or trailer
- 723m2 of land. Great size yard for kids, pets & room for a pool
- Gates on both sides
- 3000L Rain water tank with pump and 2 tap outlets

Located within a two minute walking distance to Ormeau Woods High School and also close to an abundance of other quality schools in the area, you are also near Coles, Woolworths, other Shopping options, the M1, childcare and medical centres. Centrally located midway between Brisbane and The Gold Coast, you and your family will also love living so close to the Theme Parks. If you know that you deserve the very best, then be quick to book an inspection and view this amazing

home.

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