

**13 Callicoma Court, Ormeau, Qld 4208**



**House For Sale**

Thursday, 7 March 2024

13 Callicoma Court, Ormeau, Qld 4208

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



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## Auction

Welcome to 13 Callicoma Court, Ormeau - a stunning 4 bedroom, 2 bathroom house situated on a spacious 700 sqm block and positioned at the end of a quiet-de-sac. This well-constructed property boasts great street appeal and offers a seamless, family-friendly floorplan. Built in 2004, this home features multiple spacious living areas that will accommodate the whole family and provide everyone with the comfort and convenience required nowadays. Filled with plenty of natural light throughout the home's footprint and bones will impress even the fussiest of buyers. The backyard offers a peaceful retreat with lush grass, gravel pathways, and a patio area perfect for outdoor entertaining. Ladies and gentlemen make no mistake... this property is THE perfect purchase for you to inject your own style and flair and create a home that you not only live in but LOVE! Don't Miss Out - The home MUST Sell at Auction or Prior!!!!

**PROPERTY FEATURES INCLUDE;** Four bedrooms, Two bathrooms, Multiple living areas, Double lock-up garage, 700sqm block\* The master bedroom is generous in its proportions and will be appreciated at first sight. Boasting a huge WIR and ensuite it will be where you will want to retreat to and escape the day\* A further three great-sized bedrooms all fitted with BIR's and ceiling fans\* The massive main living space, with some TLC will become the perfect cinema room or main congregation space\* The open plan kitchen/dining & living is fitted with air conditioning and provides a large comfortable space for the family get-togethers\* The kitchen itself is well equipped and acts as the heart of the home - super functional it will impress the home chef\* A large main bathroom is fitted with a separate shower and bath as well as twin basins to ensure there are no bathroom hold-ups\* The outdoor entertainment area is ready for someone to come along and create the ultimate outdoor space\* Internal laundry with storage\* Double lock-up garage with internal access \* Fully fenced backyard and large grassy yard for the kids and pets\* A very functional and usable 700sqm block\* Solar power systems fitted

**Additional property information;**\* No Lease - Vacant possession\* Rental appraisal \$680 to \$730 per week\* Built 2004\* Rates Approx - TBA

Located in a quiet neighborhood, this property is ideal for families looking for a peaceful retreat with easy access to local amenities. Ormeau is a suburb that has captured amazing attention and rightly so. Perfectly positioned with easy access to all major arterials it is easy to see why people continue to make Ormeau their home. A short driving distance to the Coles Norfolk Village shopping centre, great schools, sporting clubs, the Coomera Westfield shopping centre, amenities never looked so good. Also conveniently located halfway between the Gold Coast and Brisbane it is perfectly located for any astute purchaser. Don't miss out on the opportunity to make this house your home - contact TEAM TINDALL today for more information on the upcoming auction.