

# 17 Carallia Court, Ormeau, Qld 4208

## House For Sale

Wednesday, 3 April 2024

 LJ Hooker

17 Carallia Court, Ormeau, Qld 4208

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 808 m2

Type: House



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## CONTACT AGENT

Enjoying a favoured position at the end of a peaceful cul-de-sac street, this single level home boasts stylish contemporary upgrades with easy move-in living. Offering plenty of flexible options for growing families as well as easy access to amenities, you'll enjoy a life of relaxed bliss with the outdoor zone to match! Presented with stylish flooring, ducted air-conditioning and a contemporary palette, open-plan living and dining enjoys excellent natural light and sizing whilst a moody separate media room. Providing another fabulous retreat, games room, rumpus or home office, there is also a large zone with epoxy concrete floors in the converted garage, with sliding door access as well as options to change back to a garage if preferred. Timber-styled joinery frames the spacious kitchen, with stainless appliances and handy bench space wrapping around the zone. The centre island is perfect for gathering around a cheese platter whilst the adjacent study nook allows for easy multi-tasking. Sliding doors open to a covered entertainer's patio with ceiling fans and stylish tiles enhancing the comfort of the surroundings. There is flowing access to a large open-air entertaining zone, positioned around the spectacular in-ground swimming pool boasting tremendous sizing, large concrete splash shelf and tropical landscaping for a superb resort vibe. Kids and pets are further catered to thanks to a spacious fenced backyard. Four bedrooms each include built-in storage and ceiling fans. The master has a private study nook and ensuite bathroom whilst the family are serviced well by an immaculate main bathroom with separate bath. Additional features include a separate laundry, solar electricity, garden shed, shaded driveway and parking for a caravan/trailer/boat. A sought-after location within walking distance to Norfolk Village State School, there is also bus and parkland just a short stroll away whilst local shops, dining and sporting are also at your door. Those commuting will appreciate the easy access to major transport routes including the M1 and rail.

- Single-level with contemporary upgrades and superb outdoor-
- Private cul-de-sac setting-
- Large open-plan living and dining with ducted air-conditioning
- Separate media room with moody palette-
- Rumpus/games room with epoxy concrete floors (converted double garage)-
- Contemporary kitchen with quality appliances, centre island and adjacent study nook-
- Covered and tiled outdoor entertaining area with second patio flowing to fenced backyard-
- Huge in-ground swimming pool with tropical landscaping and large entertaining zone
- Four built-in bedrooms; master including ensuite bathroom and study nook-
- Family appointed bathroom with separate bath
- Separate laundry/garden shed/solar electricity-
- Shade sail over driveway plus additional parking for caravan/trailer-
- Walk to Norfolk Village State School