

170 River Run Circuit, Ormeau Hills, Qld 4208

House For Sale

Friday, 3 November 2023

170 River Run Circuit, Ormeau Hills, Qld 4208

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 403 m2

Type: House



Morgan Oliver

Offers Over \$890,000

170 River Run Circuit, Ormeau Hills is a beautiful property that offers 249m² of low-maintenance living with a stylish outdoor patio and is located on a 403m² lot. The style of this property plus the outstanding features will ensure this great family home will be highly sought after. The central, open plan kitchen, living and dining area is nestled adjacent to the beautiful outdoor entertaining area and coupled with a separate lounge and media room this lovely home offers plenty of space for everyone to enjoy their activities separately or come together without feeling over-crowded. The kitchen delivers a functional easy-flow work area and features 40mm stone benchtops, 600mm ceran cooktop, under bench oven, breakfast bar and integrated dishwasher and microwave which make this a delightful space for the chef in your family to work from. A bonus feature of the kitchen is the large, concealed butler's pantry which provides convenient walk-through access to the laundry. The kitchen overlooks the dining and living area and beyond to the undercover patio also. Located at the front of the home is a media room which includes a projector, screen, built-in speakers and concealed lighting in the coffered ceiling. Upstairs you will find another lounge area which would be an ideal area for teenagers to enjoy as their own private retreat. This room also incorporates a study nook area. Stepping outdoors, the undercover alfresco patio area features stylish timber detailing and offers a peaceful location in which to relax. Very private and surrounded by lush tropical gardens, this area is perfectly suited for family dining and entertaining. The tiled floor delivers an easy-care finish to this area and an additional feature is the built-in timber bench seating along the rear. Adjacent to the alfresco area, part of the rear garden has been finished in a stylish combination of pavers and pebbles. In total this home delivers four bedrooms all of which are located on the upper level of this home. The master bedroom features a walk-through robe which connects to the ensuite with a shower, vanity and separate toilet. All bedrooms enjoy the year-round comfort provided by the ducted air-conditioning and ceiling fans. All bedrooms include built-in robes. The family bathroom includes a bath, shower, and vanity with and a separate toilet, and located on the lower level for convenience is a powder room. This easy flow home is a great example of well thought out, low maintenance living and includes tiles in the kitchen, dining and living areas whilst the bedrooms, lounge and media room enjoy the comfort of carpet underfoot. The large internal laundry offers direct external access to the drying courtyard and includes a linen and utility cupboard. For the children or fur babies in your family, there is room for them to romp and play safely in the secure back yard of this property. The remote controlled, double lock-up garage completes the amenities on offer at this property. The garage includes rear access to the back yard as well as a large under stair storage area accessible from the garage, the garage floor is also fully tiled.

Property Features:

- 4 bedrooms, open plan kitchen, dining and living area with 2 bathrooms and a powder room
- Separate lounge and media room
- Master bedroom featuring walk-through robe to ensuite with shower, vanity and separate toilet
- Gourmet kitchen with feature skylight, stone benchtops, 600mm ceran cooktop, under bench oven, breakfast bar, integrated dishwasher and microwave and large walk-through butler's pantry that connects to the laundry
- Main bathroom with separate toilet
- Laundry featuring built-in linen and utility storage cupboards with direct external access to drying courtyard
- Ducted air conditioning throughout
- Ceiling fans to all bedrooms
- Window furnishings throughout including roller blinds and feature drapes
- Tiles to kitchen, dining, living room and wet areas with carpet in all bedrooms, lounge and media room
- Large under-stair storage area accessible from the garage
- Stylish undercover alfresco area with beautiful timber accents surrounded by lush tropical gardens
- 5.5kw solar system
- Security system
- Double lock up garage with walk-through entry to residence
- Garden shed
- Fully fenced and low maintenance property with established gardens

Conveniently located:

- 3.7km – Ormeau State School Catchment (Primary within catchment)
- 5.8km – Ormeau Woods State High School (Secondary within catchment)
- 4.8km – Livingstone Christian College (Prep – 12)
- 5.4km – Toogoolawa (Special Non-Government School)
- 4.9km – LORDS (Prep – 12)
- 5.0km – Mother Teresa Primary School
- 3.5km – Woolworths Ormeau
- 3.8km – Ormeau Village Shopping Centre & Coles
- 3.1km – M1 North on ramp
- 2.6km – M1 South on ramp
- 4.3km – Ormeau Train Station
- 6.2km – Bunnings Pimpama

Contact Morgan Oliver, your trusted Ormeau Hills Real Estate specialist at JMO Property Group today on (07) 5517 5282 or morgan@jmoproperty.com.au to register your interest.

Disclaimer: JMO Property Group has obtained the information presented herein from a variety of sources we believe to be reliable. The accuracy of this information, however, cannot be guaranteed by JMO Property Group and all parties should make their own enquiries to verify this information.

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