

# 18 Custodian Crescent, Ormeau, Qld 4208

## House For Sale

Monday, 27 May 2024

18 Custodian Crescent, Ormeau, Qld 4208

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 595 m2

Type: House



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## OFFERS OVER \$820,000

Welcome to this neat and tidy 4-bedroom home in the heart of Ormeau, offering an ideal blend of comfort, convenience and modern living. This lovely home delivers the perfect layout for families seeking space and functionality across 225m<sup>2</sup> of living. Located within walking distance to public transport, shops, childcare and parks a home like this is going to be difficult to replicate. The open plan living area offers a great space for the family living. The centrally located kitchen is at the very centre of this lovely home and features a 600mm ceramic cooktop, under bench oven, pantry, ample overhead and under bench cupboard storage plus a breakfast bar. Adjoining the kitchen is an open plan dining/living area which then opens out onto the undercover patio area. Air conditioning in this location will ensure your year-round comfort. Stepping beyond the main living area is the inviting undercover alfresco area. The living room and master bedroom both open directly onto this area. This ultra private area is a lovely place for your family and friends to relax in. You can sit back, relax and watch your children or fur babies play around in the back yard. The spacious master bedroom provides a comfortable retreat complete with an ensuite featuring a shower, vanity and toilet. The master bedroom is complimented by a walk-in robe, ceiling fan and air conditioning and features direct access to the undercover alfresco area. The remaining bedrooms all features built-in robes as well as ceiling fans. The main bathroom is well placed to service the kitchen and living areas as well as the bedrooms. This family bathroom includes a shower, bath and vanity with a separate toilet. Next to the kitchen sits the laundry which has convenient side access to the clothesline. A double lock up garage offers you direct walk-through access to the residence with rear access to the back yard. Being fully fenced you can rest easy that your children or fur babies can play safely and securely within this property. The back yard includes a shed and also a water tank. Low on maintenance, this property will let you live your best life without spending hours in the garden each week. The property provides adequate space to install a swimming pool at a later date subject to Council approval. This lovely family home indicatively would rent for \$850 to \$880 per week. Centrally located in Ormeau, 18 Custodian Crescent, Ormeau is a lovely family home worthy of taking a place on your inspection list for a contemporary family home or a an investment property. Features include: - 225m<sup>2</sup> of family living positioned on a level elevated 595m<sup>2</sup> lot - Large master bedroom with direct access to the undercover alfresco area, and an ensuite featuring a shower, vanity and toilet plus walk-in robe - 4 bedrooms with either built-in or walk-in robes - Open plan dining/living area which is adjacent to the kitchen - Large central kitchen with 600mm ceramic cooktop, under bench oven, pantry, dishwasher and breakfast bar - Undercover alfresco area off the rear of the property - Split air-conditioning systems in the master bedroom and living area - Tiles to entry and living/dining area with carpet to all bedrooms - Main bathroom with shower, bath, vanity and separate adjacent toilet - Window treatments throughout - Remote double lock-up garage with walk-through access to the dwelling and rear access to backyard plus double carport - Large internal laundry adjacent to the kitchen with side access to the clothes line - Gas instantaneous hot water - Security screens throughout - Garden shed and water tank - Fully fenced, low maintenance property Conveniently located: - 4.6km - Ormeau State School Catchment (Primary within catchment) - 1.9km - Ormeau Woods State High School (Secondary within catchment) - 2.0km - Livingstone Christian College (Prep - 12) - 2.3km - Toogoolawa (Special Non-Government School) - 1.6km - Woolworths Ormeau - 600 m - Ormeau Village Shopping Centre & Coles - 1.3km - M1 North on ramp - 3.6km - M1 South on ramp - 5.2km - Ormeau Train Station - 7.5km - Bunnings Pimpama Contact Morgan Oliver, your trusted Ormeau Real Estate specialist at JMO Property Group today on (07) 5517 5282 or [morgan@jmoproperty.com.au](mailto:morgan@jmoproperty.com.au) to register your interest. Disclaimer: 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.