

**23 Karall Street, Ormeau, Qld 4208**



**Sold House**

Friday, 22 March 2024

23 Karall Street, Ormeau, Qld 4208

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 678 m2**

**Type: House**



Shane Perry  
0756211507



Brad Wilson  
0408601997

**\$915,000**

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Radiating contemporary living seamlessly fused with an exclusive, private entertainer. Situated in Norfolk Village and primely positioned with only one neighbour, discover 678 square meters of blissful craftsmanship, clever versatility and premium exclusivity. Capturing modern floating floors, a renovated kitchen, a wide side access, and the finest expansive open living which seamless blends with the outdoors. This residence promises a sense of luxury and optimal comfort - the perfect place to call home. Be greeted by an inviting entrance, which opens up into one of the many living rooms, offering a subtle hint of opulence with wallpaper, LED downlighting ducted air conditioning which spreads throughout. Venture further into the home and discover a gourmet, open plan kitchen, complemented by an island bench top with quality stone bench tops, a butler's pantry and top of the line appliances. From the kitchen, oversee the timeless dining and living space - creating an ideal setting to effortlessly host a dinner party, beckoning for love and laughter to fill the home. Open the sliding doors which lead out the deck, and allow soft breezes to immerse the home. Be spoilt for choice when it comes to outdoor entertaining, boasting both comfort and style. Casually enjoy a BBQ on the deck, whilst the kids have the opportunity to play freely in the safety and privacy of your own generous backyard. Appreciate a spacious master bedroom offering seclusion, nestled at the far end of the home with ample natural lighting and serene views of the backyard. Savour a sizeable walk in wardrobe and private ensuite bathroom, featuring a generous shower. Towards the front of the abode, you will find an additional 3 bedrooms, main bathroom and renovated laundry, promoting convenience and functionality in the home. Not to mention, take advantage of the freestanding room positioned in the backyard, perfect as a private retreat for guests or an isolated office space, promoting seclusion and productivity for those who work from home. Maximise your days spent at home, both inside and out, in an abode flawlessly encompassing both convenience and style. Our auction process provides complete transparency and is an easy way for you to secure your dream home. This is a fantastic chance for any cash or pre-approved buyer, register your interest TODAY by contacting Shane or Brad to book your inspection time. Features include:

- Modern, renovated kitchen capturing stone bench tops, a stainless sink with black gooseneck tap, gas cooktop, Westinghouse oven with grill, dishwasher, plumbed fridge space and butler's pantry equipped with a sink, cabinetry and shelving
- Open plan living and dining room offering floating floorboards, ducted air conditioning, block out curtains and large sliding doors opening out to the decked entertaining area
- Second lounge room upon the entrance of the home, with floating flooring, ducted air conditioning, curtains, horizontal blinds and feature wallpapered wall
- Master bedroom with elaborate feature wall, floating floors, a ceiling fan, walk in wardrobe and ensuite bathroom
- 3 additional bedrooms with built in wardrobes, floating floors, ceiling fans, horizontal blinds and curtains
- Separate, freestanding granny flat in backyard fitted with a glass sliding door, curtains, horizontal blinds and laminate flooring (council approved)
- Main bathroom with bath tub, separate enclosed shower and laminate vanity
- Renovated laundry offering stone bench tops, ample cabinetry with stainless steel finishes, a sink, external access and additional toilet
- Double carport with side access - gates and a driveway down the side of the house
- Electric hot water
- Solar system
- 2.5m ceilings
- Garden shed
- Brick home with tiled roof
- Colourbond fencing
- South facing
- Low maintenance gardens and large grassy yard
- Council rates approximately \$1,980 per annum
- Water rates approximately \$240 per quarter, plus usage
- Rental appraisal \$800-\$850 per week
- Built 1995

Why do people love living in Ormeau? Conveniently located, Ormeau is halfway between Brisbane City and the Gold Coast beaches. Enjoy several parks, walking and bike tracks. Access several grocery stores locally as well as many fast-food options, cafes, gyms and a chemist. Within the area, there are several schools and day cares of choice, such as, Ormeau State School, Ormeau Woods State High School, Norfolk Village State School, Mother Teresa Catholic Primary School, and Livingstone Christine College. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.