

**26 Laverton Street, Ormeau, Qld 4208**



**House For Sale**

Wednesday, 24 April 2024

26 Laverton Street, Ormeau, Qld 4208

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 403 m2**

**Type: House**



Julian Woehle

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## Contact Agent

Welcoming 26 Laverton St Ormeau, to the market; a low maintenance property that ticks the boxes. Sitting on a 403m<sup>2</sup> corner block, this property offers a rare opportunity to have side access for caravans, boats and trailers in the tightly held Ormeau Woods community. Featuring with 4 bedrooms, 2 bathrooms and a modern finish, this home is perfect for a variety of buyers, from young families to downsizers and investors as well. Located within walking distance to Ormeau Woods State High School, this home represents a great opportunity for those with high school aged kids. Built by Choice homes in 2019, this home has a lot of added extras for those wanting an easy living, lifestyle property. Property Features:

- Master bedroom at the rear of the home with ceiling fan, walk in robe and ensuite with stone topped vanity
- 3 other great sized bedrooms all with ceiling fans and built in robes
- Central well appointed kitchen with electric cooktop, under bench oven, stone topped benches, ample storage and a great sized fridge space
- Combined living and dining area with ceiling fan and split system air conditioning
- Main bathroom with stone topped vanity
- Great alfresco area with outdoor power point overlooking the yard
- Ample yard space for a pool
- Double lock up garage with split system air conditioning, integrated laundry and cabinets for an indoor outdoor kitchen, currently being used as another living area, the panel lift door is still operational and the glass sliding doors can be removed if needed
- Side access for caravans, boats or trailers
- Shed on the side of the house for extra storage
- Posts installed for shade sail over the driveway
- Solar panel system

Located within the Ormeau Woods community, a family oriented area, you are within walking distance to the local high school, and within easy distance to public transport, local shops and M1 access North or South. This property wont last long so don't delay call today to secure your viewing of this exceptional property. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White CFG will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.