

**31 Doolan Street, Ormeau, Qld 4208**



**Sold House**

Thursday, 9 May 2024

31 Doolan Street, Ormeau, Qld 4208

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 655 m2**

**Type: House**



Shane Perry  
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Brad Wilson  
0408601997

**\$980,000**

INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! An exclusive 210 square metre, immaculately maintained contemporary tropical oasis with prime entertaining aspect. The single storey residence offers two internal living spaces, two outdoor areas, four sizeable bedrooms, two tranquil, sophisticated bathrooms and a double car garage. Not to mention, the renovated abode offers a rare, concrete side access leading to a double car shed and Balinese style pool area with an impressive deck and gazebo. The modern family masterpiece has been masterfully designed with both comfort and convenience in mind. Appreciate a gourmet kitchen featuring a butchers style island bench, a sleek black, white and grey colour palette and impressive butler's pantry. Appreciate the masterful use of space in the open plan dining room complemented by dark grained, low maintenance floating flooring and an abundance of natural lighting flooding in from the windows and sliding door which seamlessly connect to the outdoor patio. Experience the atmosphere evolve and treasure another separate living area - a more private, cosy media room to unwind and enjoy a movie night without having to leave the comfort of your own home. Idolise your personal, leisurely oasis in the master suite, boasting a generous walk in wardrobe and tranquil, refined ensuite bathroom. Furthermore, take advantage of an additional three comfortable bedrooms, serviced by their own, elegant main bathroom, ideal for families or visiting guests! Admire the impressive outdoor entertainment deck complemented by a magical sun-kissed salt-water pool framed by lush palm trees. Effortlessly host guests in style, laze around in the pool, relax under the gazebo or cook a barbecue - weekends spent in the comfort of your own home don't get better than this! This unparalleled tropical retreat, where family convenience meets tranquil, tropical living will grant you endless comfort and a sense of luxury. Come take a look today and marvel at the lifestyle and home you've always dreamed of! 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:

- Statement kitchen featuring a butler's pantry, dark colour palette and black finishes, dishwasher, stainless gooseneck tap, electric cooktop and oven
- Open living space complemented by dark grained floating floors, a ceiling fan, sliding glass door out to the patio, an abundance of natural light and block out curtains
- Built in study nook with grey veejay panelled feature wall
- Lounge room offering dark grey plush carpets, a split-system air-conditioning unit, ceiling fan and block out curtains
- Sizeable master bedroom offering a walk in wardrobe, carpet, ceiling fan, block-out curtains and ensuite bathroom
- 3 additional bedrooms equipped with built in wardrobes, roller blinds and light grey carpet
- Main bathroom offering serene ambience, large bath tub, separate enclosed shower and white laminate vanity with stainless steel finishes
- Huge patio area
- Gazebo at the front of the home and impressive deck area surrounding pool
- 6m x 3.5m salt-water, fibreglass pool (1.26m to 1.54m deep) with water feature
- Laundry room with stone-look bench tops, cabinetry and external access
- Double garage with roller door on the side for side access
- Shed situated in the yard, appropriate for two small cars or perfect for the boat or jet-skis!
- Flat, low maintenance grassy and fully-fenced backyard with palm trees
- 5kW Solar System
- East facing
- Electric hot water
- 2.4m ceilings
- NBN ready (FTTN)
- Council Rates approximately \$980 bi-annually
- Water Rates approximately \$260, plus usage, per quarter
- Rental Appraisal \$1,000-\$1,100 per week
- Built 1999
- Timber frame, render and brick with Colourbond roof
- 655m<sup>2</sup> block, no easements

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.