

# 37 Boydaw Road, Ormeau, Qld 4208

## House For Sale

Thursday, 13 June 2024

37 Boydaw Road, Ormeau, Qld 4208

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 521 m2

Type: House



Morgan Oliver  
0404050620

## Offers Over \$850,000

37 Boydaw Road, Ormeau delivers 237m<sup>2</sup> of fabulous family living which includes a gorgeous alfresco area and is located on a 521m<sup>2</sup> lot. This breathtakingly stunning home has a contemporary street façade and internally it features a subdued colour palette which delivers a modern minimalist vibe which is so attractive to today's discerning property purchasers. This gorgeous property will be highly attractive to purchasers who are looking for a modern, stylish home featuring sought after inclusions. A large central, open plan kitchen, dining and living area plus a separate media/lounge offers plenty of space for everyone to enjoy their activities separately or come together without feeling over-crowded. The standout feature in this home is the central living area which features a stunning raked ceiling, super-sized panorama window and beautiful floor tiles throughout this area. The galley kitchen is drop dead gorgeous and shines with its 40mm light coloured stone bench tops, 900mm freestanding combo cooker, dual undermount black sinks and tapware, herringbone tiled splash back and a large walk-in pantry. The kitchen is cleverly placed so that it overlooks the living and dining area and beyond to the undercover alfresco area and rear garden. Stepping outdoors, the undercover alfresco patio area makes a big statement with the beautiful travertine style tiles. The outdoor kitchen set beneath the soaring raked ceiling features stunning timber battened cabinetry, and a stone bench topped work area. You can entertain in style in this gorgeous alfresco area. Beyond the patio, the rear garden is low maintenance and offers your children or fur babies a lovely environment in which to play. In total this spacious family home delivers three bedrooms, however the media room could be converted to a fourth bedroom if desired. The master bedroom is located at the rear of the property and features a large walk-through robe before you step into the spacious ensuite. Double basins feature in a stone topped vanity which delivers privacy screening for the toilet. The ensuite is finished with the inclusion of a large shower. The flowing interior is a great example of well thought out, low maintenance living and includes beautiful floor tiles throughout the entry and central living area whilst the bedrooms and media room enjoy the comfort of carpet underfoot. The family bathroom echoes the same stylish finishes utilised in the ensuite and includes a beautiful free-standing bath, shower, and stone top vanity with the convenience of a separate toilet. The large laundry comes complete with under bench and overhead cupboards, stone bench work area plus a massive walk-in linen cupboard. A remote controlled, double lock-up garage completes the amenities on offer at this property plus it has the added convenience of both direct walk-through access to the property as well as rear access to the back yard.

37 Boydaw Road, Ormeau is a picture perfect near new family home built in 2020 and is just waiting for a new family to enjoy its fabulous lifestyle amenities. Property Features:

- 3 bedrooms, large open plan kitchen, dining and living area, with separate lounge/media area and 2 bathrooms
- Master bedroom featuring make-up vanity with large walk-through robe and stunning ensuite featuring dual stone topped vanities, shower and toilet with privacy screening
- Designer galley style kitchen with 40mm stone benchtops, 900mm freestanding combo cooker, plumbed fridge space, soft close cabinetry with a large, adjacent butler's pantry
- Media room
- Study nook
- Built-in robes with double mirror fronts to bedrooms 2 and 3
- Main bathroom with freestanding bath, vanity and shower with separate toilet
- Large laundry featuring walk-in linen cupboard, stone work bench, undermount sink, built-in cupboards and direct external access
- Ducted air conditioning throughout
- Raked ceiling to central living area
- Roller blinds in most locations
- Large format stone look floor tiles throughout entry, kitchen and central living area
- Panorama window to dining area
- Stunning undercover alfresco area featuring built-in kitchen area with stone bench top, batten finish cupboards, raked ceiling and tiled floor
- 7 camera security system
- 10kw solar panels
- Gas instantaneous hot water
- Partially fenced, low maintenance property

Conveniently located:

- 6.0km – Ormeau State School (Primary within catchment)
- 2.5km – Ormeau Woods State High School (Secondary within catchment)
- 1.6km – Mother Teresa Catholic Primary School
- 3.4km – Livingstone Christian College (Prep – 12)
- 4.0km – Toogoolawa (Special Non-Government School)
- 7.1km – LORDS (Prep – 12)
- 2.9km – Woolworths Ormeau
- 2.0km – Ormeau Village Shopping Centre & Coles
- 2.7km – M1 North on ramp
- 4.9km – M1 South on ramp
- 6.6km – Ormeau Train Station
- 8.8km – 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.

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