

# 40 Brookside Circuit, Ormeau, Qld 4208

## House For Sale

Thursday, 13 June 2024

40 Brookside Circuit, Ormeau, Qld 4208

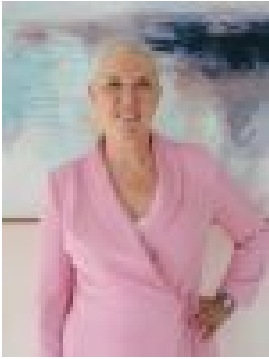
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 534 m2

Type: House



Jo Dryden  
0420216715



Morgan Oliver  
0404050620

## Offer Over \$829,000

This charming home on a corner block offers a multitude of pleasant surprises. Situated in the popular Norfolk Village and surrounded by other quality properties this one will not last long! The journey starts with the very pleasant curb appeal of this property and continues inside. The light bright hallway leads you through to the open plan living area to the rear of the property and from here you'll glimpse the large entertaining area. More on that soon. To the right of the entrance hall is the master bedroom, a lovely room with plantation shutters and floating timber flooring giving a resort style feel, a large walk-in robe and generous ensuite complete the parents' retreat. The remaining 3 bedrooms are at the rear of the home and again are generous in size and proportion. All feature new ceiling fans and led lighting along with built in robes and soft sheer drapes at the windows. The open plan living, dining and kitchen are where your family will come together, either to eat, relax or lounge. The kitchen is modern and sleek and features a ceramic cooktop and plumbed fridge space. To the right of the kitchen is the internal laundry room. Outside you will enjoy a generous 534m<sup>2</sup> corner block for the kids and fur babies to romp around. The outdoor entertainment space is vast and provides for alfresco dining/living space. There is a cute cubby house for the children to play in and plenty of room for a swing set and trampoline. The outside space is fully fenced and flat, and also features a garden shed for tool storage. At the front of the property is ample space for a boat or caravan to be safely stored. Features include:

- 184m<sup>2</sup> of family living positioned on a 534m<sup>2</sup> level corner lot
- Spacious master bedroom with ensuite and large walk-in robe, air conditioning and ceiling fan plus plantation shutters to bedroom and ensuite
- 4 bedrooms in total, 3 with built-in robes
- Open plan central living area comprising the kitchen, dining and living room
- Modern galley style kitchen with 600mm ceramic cooktop, under bench oven, stone bench tops, plumbed fridge space and breakfast bar
- Large undercover alfresco area with feature timber decking with roll down café blinds on two sides
- 2 split air-conditioning systems located in the master bedroom and living area
- Large format tiles throughout the entry and the central living area. Floating timber flooring to the master bedroom and bedroom 4
- Main bathroom features bath, shower and vanity with a separate, adjacent toilet
- Roller blinds plus feature sheers in select locations and plantation shutters in master bedroom, ensuite and dining area
- Linen cupboard
- Remote double lock-up garage, built-in storage and walk-through access to the dwelling
- Fully renovated laundry with built-in cupboards and internal drying line
- Gas instantaneous hot water
- Small garden shed plus cubby house
- Established, low maintenance gardens
- Fully fenced

Conveniently located:

- 2.4 km to Norfolk Village School (Primary within catchment)
- 6.4 km to Ormeau Woods State High School (Secondary within catchment)
- 5.4 km to Livingstone Christian College (Prep – 12)
- 5.3 km to Toogoolawa School (Special Non-Government School)
- 5.6 km to Mother Teresa Primary School
- 8.7 km to LORDS (Prep – 12)
- 950m to Ormeau Norfolk Village
- 4.2 km to M1 North on ramp
- 2.9 km to M1 South on ramp
- 8.2 km to Ormeau Train Station
- 10.8 km to Bunnings Pimpama

Contact Jo Dryden, your trusted Ormeau Real Estate specialist at JMO Property Group today on (07) 5517 5282 or [jo@jmoproperty.com.au](mailto:jo@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.