

**54 Wollombi Avenue, Ormeau Hills, Qld 4208**

**AREA SPECIALIST**

**Sold House**

Thursday, 14 December 2023

54 Wollombi Avenue, Ormeau Hills, Qld 4208

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 455 m2**

**Type: House**



Anthony Lowe

0434254112

**\$815,000**

Its Addressed: This home has been meticulously designed and built to provide an easy flow and elegant living. With High ceilings and high doors throughout creating a feeling of space and light. Ducted air-conditioning and ceiling fans combined with solar and a Tesla Power wall ensure comfortable climate control day and night at little expense. The hybrid wooden floors and large bifold doors create a sense of inclusion with the nature reserve. The fully kitted out media room, ( some media room furniture and equipment included in sale) provides a separate entertainment area for the family to enjoy. Media room could be converted to 4th bedroom. The large open plan dining/lounge and kitchen with large bench top and breakfast seating ensures inclusive living. The butlers pantry with wine fridge ensure there is ample storage space and prep area to entertain. Main bed with ensuite, TV, ducted air, fan and bifold doors to the covered patio. Two other spacious bedrooms with a large family bathroom between them with bath and shower. Seperate toilet. Separate laundry with huge - ,seriously I mean huge, deep cupboards. The covered patio with access from lounge and bedroom provides a perfect spot to relax and enjoy the surrounding wildlife. What we love:- Built in 2018 by current owner- High ceilings 2.7m- High doors throughout- Crim safe screens and security cameras- Large garage with Tesla wall battery with 9 years warranty left.- Feronis inverter with solar panels- Seperate laundry with loads of deep cupboards- Wooden floors and near New carpets- Family bath with bath and shower- Separate toilet- Fans and ducted air in all bedrooms- Media room with projector, screen, sound system and recliner chairs to be sold with home- Study nook- Roll down blinds and shears- Butlers pantry with wine fridge included- Kitchen lounge and outdoor nicely joined- Main bed with ensuite and TV- NBN- Bifold doors to garden- Reserve on two sides- Doggy door- Walking paths through suburb. This truly is a lovely, executive, upmarket home with so many inclusions it will sell quickly. Ormeau Hills is a great community with strong neighbourhood values. There are loads of parks, dog parks and sports fields nearby. This truly is a fantastic suburb to live in and raise a family. For more Real Estate in Ormeau Hills contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.