

# 7 Crisp Street, Ormeau, Qld 4208

## House For Sale

Wednesday, 17 April 2024

7 Crisp Street, Ormeau, Qld 4208

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 535 m2

Type: House



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## Offers Over \$750,000

7 Crisp Street, Ormeau delivers up a great opportunity to snap up this great little home either for a family home or alternatively as an investment property. This property offers 155m<sup>2</sup> of well-designed family living space with 4 bedrooms, 2 bathrooms, a DLUG and 2 separate living areas located on a level 535m<sup>2</sup> lot. This great family home will be highly sought after in this central Ormeau location. If you are in the market for an investment property or a family home, it definitely warrants an inspection to be first in line to snap this property up before it is taken. A central kitchen with adjoining dining and family rooms plus a separate media room offers alternative living spaces for the whole family to enjoy. The kitchen is functional in its layout and features a 600mm ceramic cooktop, under bench oven, dishwasher, pantry and breakfast bar. Conveniently, the kitchen also overlooks the dining and family rooms and beyond to the undercover patio area. Stepping outdoors, the undercover alfresco patio area is perfectly suited for family relaxing and entertaining. Beyond the patio, the garden is nicely established and low maintenance. In total this home delivers four bedrooms. The master bedroom features a built-in robe and ensuite which includes a vanity, shower, toilet and linen cupboard. The remaining bedrooms all feature built-in robes and ceiling fans. This easy flow home is a great example of low maintenance living and includes tiles in the kitchen, dining and family rooms whilst the bedrooms and media room enjoy the comfort of carpet underfoot. The family bathroom includes a bath, shower, vanity and toilet. Air conditioning in the main living area ensures year-round comfort in this delightful family home. The internal laundry offers direct external access to the clothesline. When the safety of children comes to mind, the fully fenced backyard offers a secure area in which they can play safely. For convenience, the remote controlled, double lock-up garage provides rear access to the backyard via a sliding door. Naturally, location is everything, and this property is situated close to local shops, parks, walking paths and within easy walking distance to Livingstone Christian College and the Toogoolawa School. The property is also conveniently located for easy access to the M1 north and southbound. 7 Crisp Street, Ormeau is currently tenanted through until 27 May 2024 at a weekly rent of \$650 per week.

**Property Features:**

- 4 bedrooms, 2 separate living areas, 2 bathrooms and double lock up garage
- Master bedroom with built-in robe and ensuite
- Central kitchen with 600mm ceramic cooktop, under bench oven, dishwasher, pantry and breakfast bar
- Main bathroom with bath, shower, vanity, toilet and linen cupboard
- Internal laundry with direct access to clothesline
- Split air conditioning in the family/dining area
- Ceiling fans to all bedrooms and living areas
- Window furnishings throughout (vertical blinds)
- Security screens installed
- Tiles to kitchen, dining and family areas with carpet in all bedrooms and media room
- Covered patio at rear
- Double garage with rear sliding door access to back yard
- Gas instantaneous hot water
- 5,000 litre water tank
- Fully fenced property
- Low maintenance property

**Conveniently located:**

- 3.7km – Ormeau State School Catchment (Primary within catchment)
- 3.3km – Ormeau Woods State High School (Secondary within catchment)
- 550m – Livingstone Christian College (Prep – 12)
- 350m – Toogoolawa (Special Non-Government School)
- 4.8km – LORDS (Prep – 12)
- 2.5km – Mother Teresa Primary School
- 1.8km – Woolworths Ormeau
- 1.4km – Ormeau Village Shopping Centre & Coles
- 1.5km – M1 North on ramp
- 3.1km – M1 South on ramp
- 4.2km – Ormeau Train Station
- 6.5km – 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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