

8 Rivervale Street, Ormeau, Qld 4208

House For Sale

Tuesday, 21 May 2024

8 Rivervale Street, Ormeau, Qld 4208

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 741 m2

Type: House



Morgan Oliver
0404050620

Offers Over \$890,000

NOTE: This property is only available for viewing through private inspections. This established four-bedroom home is a ready-made investment property you must inspect. This beautiful property is centrally located in Ormeau and offers easy access to the amenities in the surrounding area as well as easy access to the M1 north and southbound. This 234m² home delivers the perfect combination of a flowing, functional layout which incorporates a combined living, dining area adjacent to the kitchen plus a large separate lounge making this the perfect home for family relaxation, offering all family members plenty of room to spread out. The master bedroom is located at the rear of the property and includes a wall-to-wall mirror front built-in robe, with an adjoining ensuite featuring a shower vanity and toilet. For your year-round convenience the bedroom is air conditioned and includes a ceiling fan. The modern kitchen makes a bold statement with its dark cabinetry, a waterfall stone bench top which also includes a breakfast bar. The kitchen features a 600mm gas cooktop and under bench oven and pantry. Conveniently the kitchen overlooks the undercover patio area and the back yard. The remaining three bedrooms are generous in size and feature double mirror faced built-in robes and ceiling fans. The main bathroom includes a bath, shower and vanity and is complimented by a separate, adjacent toilet. Located next to the garage is the internal laundry with built-in linen cupboard and direct external access to the clothesline. Stepping beyond the main living area is the inviting undercover alfresco area which will be a lovely place to relax and entertain outdoors. Low maintenance, established gardens provide a lovely backdrop to view from the undercover patio area, the living areas and master bedroom. Being fully fenced, your children and fur babies can enjoy a safe environment in which to play. An added feature of this property is the ability to include a swimming pool in the rear yard, subject to approval from the Gold Coast City Council. Centrally located in Ormeau, 8 Rivervale Street, Ormeau is currently rented with a tenant in place until 26 January 2025 at a weekly rental of \$660. NOTE: This property is only available for viewing through private inspections. Features include:

- 234m² of family focused living positioned on a level elevated 741m² lot
- Master bedroom with air conditioning, ceiling fan, mirror front built-in robe and ensuite featuring a shower, vanity and toilet
- 4 bedrooms in total, all with built-in robes
- Large open plan dining and living area adjacent to the kitchen with a separate lounge area
- Large central kitchen with 600mm gas cooktop, under bench oven, stone bench tops with feature waterfall end, pantry and breakfast bar
- Undercover alfresco area accessed from living area
- 3 split air-conditioning systems located in master bedroom, bedroom 3 and living room
- Tiles through entry and central living area with carpet to all bedrooms and lounge room
- Main bathroom features shower, bath, vanity and a separate toilet
- Roller blinds throughout with venetian blinds to bedroom 4
- Two internal storage cupboards
- Ceiling fans throughout the living areas and in the patio area
- Remote double lock-up garage with walk-through access to the dwelling and rear access to back yard
- Internal laundry with built-in cupboards and direct external access
- Crimsafe screens to all doors plus kitchen window
- Solar hot water
- Reticulated gas
- Water tank (approx. 5000 litres)
- Established, low maintenance gardens
- Fully fenced

Conveniently located:

- 6.3km – Ormeau State School Catchment (Primary within catchment)
- 750m – Ormeau Woods State High School (Secondary within catchment)
- 3.65km – Livingstone Christian College (Prep – 12)
- 4.2km - Toogoolawa (Special Non-Government School)
- 3.2km – Woolworths Ormeau
- 2.1km – Ormeau Village Shopping Centre & Coles
- 2.9km – M1 North on ramp
- 5.6km – M1 South on ramp
- 6.9km – Ormeau Train Station
- 9.3km – 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 to register your interest.

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.