

# 120 Ormeau Ridge Road, Ormeau Hills, Qld 4208

## House For Sale

Monday, 8 July 2024

120 Ormeau Ridge Road, Ormeau Hills, Qld 4208

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 2**

**Area: 742 m2**

**Type: House**



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## Offers Over \$1,700,000

This has to be the standout property located in Ormeau Hills. Seven bedrooms across an exceptional layout deliver a layout oriented towards extended family living. Upon entry to the upper level, you are immediately greeted by the expansive open plan living area which centres around the stylish kitchen. This gourmet kitchen features stone benchtops, herringbone splash back, a large island bench with waterfall feature end that seats six for casual dining. The kitchen area also includes and a large panorama window with hinterland views that bathes the whole area in a beautiful natural light. A large walk-in pantry sits adjacent to the kitchen which includes a sink, built in storage and step out access to an adjoining BBQ area. Wrapping around the kitchen area sit the dining and the living rooms. Sliding doors in the living area open the area up to the adjoining veranda providing a fabulous indoor/outdoor living area which captures the premium hinterland views. The upper level incorporates the stunning master suite which features a parents retreat and sumptuous ensuite. Relax in the freestanding bath and take in the hinterland views. A stone top vanity includes double basins with feature pendant lighting above the vanity. A shower and private toilet complete the amenities in the ensuite. Bedroom 2 also has an ensuite, walk-in robe, and balcony access. A powder room is also conveniently located on this level. The lower levels offer four additional bedrooms. By clever design bedrooms 5 and 6 are semi-ensuited and enjoy the convenience of a full shared bathroom. Bedrooms 3 and 4 are clustered around the kids retreat and family room and both feature built-in robes. Stepping out from the family room area is an undercover patio which provides access to the undercover storage area. The double garage has an adjacent mud room plus storage area within the garage itself. Hybrid timber flooring throughout offers a low maintenance and minimalist vibe to this stunning residence. This fabulous family home has many bespoke inclusions that elevate the attractiveness of this home. These features include ducted air throughout, roller blinds and feature drapes in select locations. Coffered ceilings in kitchen area and living room and with feature lighting these deliver a theatrical element in this living space. Hybrid timber flooring offers a low maintenance solution throughout and deliver a contemporary minimalist vibe. With a corner position comes the advantage of dual street access and the rear of this property would ideally suit the storage of a caravan or RV. Ample space allows you to include a swimming pool at a later date subject to Council approval. In this beautiful elevated location this stunning home enjoys the best of both worlds, captivating hinterland views but close enough to enjoy all the surrounding amenities on offer. 120 Ormeau Ridge Road absolutely must be inspected if you are seeking a large modern family home. Features include: - 475m<sup>2</sup> of exceptional family living positioned on an elevated 742m<sup>2</sup> corner lot - Beautiful views across Ormeau Hills - 7 bedrooms, 2 bedrooms with ensuites and 2 bedrooms are semi-ensuited - Master suite features large walk-in robe complete with timber look cabinetry, parents retreat and stunning designer ensuite with stone bench top and double vanities, shower, private toilet and freestanding bath - Gourmet kitchen with stone bench tops, extended breakfast bar with waterfall feature and seating for 6 people, 900mm gas cooktop, wall mount oven. A large panorama window bathes this area in natural light. Adjacent is a large walk-in pantry with sink and dishwasher. The pantry opens onto an outdoor deck. - 5 separate living areas which include dining, living, rumpus, kids retreat and family room - Double lock up garage with adjoining mud room plus storeroom - Large internal laundry with stone topped work benchtop, built-in cupboards, internal drying rails and laundry chute from upper level - Spacious undercover outdoor living area - Covered patio area on lower level off family room with walk through access with access to undercover storage area - Ducted air-conditioning throughout - Hybrid flooring throughout - Roller blinds and feature drapes throughout - Security screens in select locations - Gas instantaneous hot water - Established, low maintenance gardens - Dual street access Conveniently located: - 4.5 km to Ormeau State School Catchment (Primary within catchment) - 5.2 km to Ormeau Woods State High School (Secondary within catchment) - 4.1 km to Livingstone Christian College (Prep - 12) - 4.1 km to Toogoolawa School (Special Non-Government School) - 4.3 km to Mother Teresa Primary School - 5.5 km to LORDS (Prep - 12) - 3.2 km to Ormeau Village Shopping Centre & Coles - 2.8 km to Woolworths Ormeau - 2.3 km to M1 North on ramp - 3.0 km to M1 South on ramp - 5.1 km to Ormeau Train Station - 7.0 km to Bunnings Pimpama Contact Morgan Oliver, your trusted Ormeau Hills Real Estate specialist at JMO Property Group today on (07) 5517 5282 or morgan@jmoproperty.com.au to register your interest. 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