

# Unit 2/16 Ambition Street, Ormeau, QLD, 4208

## Unit For Sale

Monday, 28 October 2024

Unit 2/16 Ambition Street, Ormeau, QLD, 4208

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: Unit**



Jo Dryden

0420216715

## Fabulous Duplex nest or invest!

This delightful duplex is being offered to the market but be quick, it won't last!

With a full double garage, separate private driveway and generous, fully fenced outdoor space, this feels more like a standalone house than a duplex.

Inside is bright and light, with 3 good sized bedrooms, a large lounge/dining and open plan kitchen space with tiled floor. A full-sized family bathroom and separate WC also make for easy family living.

The bedrooms are carpeted for year-round comfort and feature ceiling fans and built-in wardrobes.

The master bedroom has a walk-in robe and ensuite bathroom and is to the rear of the property for added peace and privacy.

Outside you have a quaint courtyard and fully fenced yard for the kids or fur babies and a handy park just across the road for them to really stretch their legs.

This great property is situated in the heart of Ormeau, with fantastic access to great local state and private schools, the M1 North & South, Ormeau train station and Pimpama City shopping hub.

Located at the northernmost end of the beautiful Gold Coast, Ormeau is one of the fastest growing suburbs on the coast and with all on offer here it's easy to see why.

Keep the current tenants or move in and occupy, there's also a real opportunity to add value here.

Whatever you're looking for this is a must-see property!

### Property Features:

Double lock up garage

Private driveway

Great location

Three good sized bedrooms

Fully fenced, private outdoor area

### Conveniently located:

- 4.6km - Ormeau State School Catchment (Primary within catchment)

- 1.9km - Ormeau Woods State High School (Secondary within catchment)

- 2.0km - Livingstone Christian College (Prep - 12)

- 2.3km - Toogoolawa (Special Non-Government School)

- 1.6km - Woolworths Ormeau

- 600 m - Ormeau Village Shopping Centre & Coles

- 1.3km - M1 North on ramp

- 3.6km - M1 South on ramp

- 5.2km - Ormeau Train Station

- 7.5km - 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: 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.

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