

**61 Wollombi Ave, Ormeau Hills, QLD 4208****Sold - 9/09/2024**House 4  2  2 

## MOVE-IN MODERN COMFORT WITH EASY-CARE APPEAL

### VACANT AND READY TO MOVE IN

Sitting opposite beautiful leafy reserve and boasting a contemporary facade and inviting street appeal, this immaculate single level home is the ideal move-in ready opportunity. Well suited to a young family or a downsizer not wanting to compromise on space, you'll enjoy a pristine contemporary interior with the easy-care design allowing you to move straight in and not have to lift a finger!

Tiled and air-conditioned, light-filled living and dining has cooling cross ventilation and excellent indoor/outdoor connection whilst a plush lounge room offers separation as desired. Timber tones enhance the warmth throughout a modern kitchen, with plenty of storage on offer alongside stainless appliances and generous stone bench space including breakfast bar seating.

Glass sliders extend the living space outdoors to a covered patio with additional shade-dappled space to enjoy outdoor dining. There is easy flow directly into the backyard, well-sized for young children and pets and landscaped with an inviting no fuss appeal so you can make the best of your weekends!

Private retreat can be found in one of four built-in bedrooms with each including plush carpet and ceiling fans. The master has a walk-in robe and contemporary ensuite whilst the family bathroom is also pristine and includes a separate bath. Additional features include a separate laundry, security screens, garden shed and double remote garage.

Enjoying established gardens and great proximity to beautiful leafy corridors, you'll enjoy wonderful tranquility without sacrificing access to amenities. Quality schooling, numerous shopping and dining options plus sporting precincts are just a couple of minutes away whilst the M1, bus and rail all handle extended commuting with ease.

- 423m2
- Single-level home opposite leafy parkland
- Contemporary style with great street presence and low-maintenance appeal
- Open-plan, air-conditioned living and dining on tiled floors
- Separate lounge room
- Well-equipped modern kitchen with stainless appliances, great storage and stone benches
- Covered rear alfresco flowing to fenced backyard with low maintenance appeal

### Listed By

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