

17 Doolan St, Ormeau, QLD 4208

CONTACT AGENT

House 4 2 2



## GREAT FAMILY STARTER WITH INVESTOR APPEAL

We invite you to register your interest to attend for the first inspection of this home.  
The sellers have advised us that they will consider all offers and welcome feedback from the market.

**Open for Inspection**

By Appointment.

Offering good family sizing over a flowing single-level, this welcoming home has move-in comfort with additional scope to add value as you desire. Positioned in a popular Ormeau pocket and just minutes from extensive amenity, there is also added appeal for those seeking a solid investment!

Air-conditioning, tiles and carpet combine to ensure comfort throughout an open-plan interior encompassing spacious family, dining and lounge. Centrally set and enjoying a vantage over the backyard, the kitchen has plenty of storage alongside stainless oven, gas cooking and wrap-around bench; ready to serve for years to come whilst also offering options to upgrade and add value.

Brilliant for outdoor entertaining, a huge patio flows seamlessly from the interior living spaces and offers superb coverage from the elements. The large backyard provides plenty of space for quintessential childhood play, fenced and landscaped with low-maintenance greenery.

All four bedrooms include carpet, ceiling fans and built-in wardrobes. The master has a private ensuite whilst the family are looked after by a larger main bathroom including separate bath; both wet rooms in good condition with growth opportunity. Additional features include a separate laundry, garden shed, single garage and single carport with access to the rear.

There is easy access to everything you need with bus at your door and Norfolk Village State School, local shops and dining all within walking distance. In addition, those commuting to the Gold Coast or Brisbane will appreciate the easy access to the M1 and Ormeau train station.

- 672m2
- Family-sized single level with investor appeal
- Open-plan layout including lounge, family and dining
- Central kitchen offering gas storage, stainless oven, wrap-around benches and option to add value
- Large covered patio flowing to child friendly, fenced backyard
- Four built-in bedrooms with carpet and ceiling fans; master including private ensuite
- Well appointed main bathroom with separate bath and option to upgrade

### Listed By

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