

**46 Orient Road, Yeronga, QLD, 4104**



**House For Sale**

Saturday, 11 January 2025

46 Orient Road, Yeronga, QLD, 4104

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Jane Elvin  
0408344417



Nick Morrison

## THE GREAT ENTERTAINER

46 Orient Rd sits proudly on an elevated 620sqm block enjoying a beautiful outlook over the park. With multiple living and entertainment spaces on offer this home is sure to appeal to families of all ages and sizes.

Ascend the timber staircase to enter the heart of the home, greeted by an open plan layout with timber floors throughout. Families will love the oversized lounge room with a 2nd living area for guests. There is a choice of two dining areas, one overlooking the park connecting to the deck via the large sliding doors, the other is located at the opposite end of the kitchen. The modernised kitchen encourages the family lifestyle with breakfast bench, Caesarstone benchtops, gas cooktop, dishwasher, large pantry & feature strip lighting, connecting effortlessly to the dining areas, complete with a handy pass-through window to the deck.

The main bedroom is privately positioned on the upper level with a large walk-in wardrobe; updated ensuite with freestanding bath, large shower, dual vanities & strip lighting; capturing lovely breezes and views over the park. The further 3 bedrooms are on the first floor. One bedroom is ensuited with a walk-in robe and could be used as a main bedroom if you have young children and would like to be on the same floor as them. The further two bedrooms are oversized with built-in wardrobes. There is a separate study which you could add a door to create a 5th bedroom if needed. The main bathroom is well designed with a separate toilet, 2 vanities (one outside the toilet), bath & shower.

The lower level is dedicated to entertainment and relaxation. The covered entertainment space has a great BBQ area with room for outdoor dining and lounge, overlooking the inground swimming pool. The backyard offers plenty of room for the trampoline and dogs to enjoy a run, with the added bonus of the park walks across the road.

Complete this package with a double lock up garage, separate shed, lock up storage, water tank, oversized laundry, split system air-conditioning throughout, all you need to do is move in and enjoy everything on offer.

This outstanding location is only moments to the river walks, beautiful parks, St Sebastian's Primary School, Yeronga Village Shops & both bus and train; within a short bike ride to the Green Bridge connecting, you to the University of Queensland; within easy access to Fairfield Gardens Shopping Centre with both Coles & Aldi, Yeronga State School, QLD Tennis Centre, hospitals, universities & private schools. Yeronga offers an outstanding village lifestyle only 5km to the CBD.

Notable features of 46 Orient Rd, Yeronga at a glance:

- Elevated 620sqm block
- Contemporary home with multiple living & entertainment spaces
- Inground swimming pool
- 4 bedrooms - 3 on the first level, with the main bedroom on the upper level
- Main bedroom on the upper level with modernised ensuite & walk in wardrobe
- Ensuite with freestanding bath, dual vanities & oversized shower
- Main bathroom with a separate bath, large shower & separate toilet with a 2nd vanity
- Ensuated bedroom on the 1st floor that could be used as the main bedroom if you have young children
- Two living areas + two dining areas
- Modern kitchen with a breakfast bar, Caesarstone benchtops, gas cook top, dishwasher, large pantry & feature strip lighting
- Split system air-conditioning throughout + ceiling fans in the bedrooms
- Upper deck connecting to kitchen via pass-through, overlooking the pool
- Covered BBQ area on the ground floor overlooking the pool
- Large laundry with good storage
- Double garage + further lock up storage & a garden shed
- Moments to the river walks, beautiful parks, Osteria Epoca Italian Restaurant and Bar

- Walking distance to St Sebastian's Primary School, Yeronga Village Shops & both bus and train
- Within easy access to the recently upgraded Fairfield Gardens Shopping Centre with both Coles & Aldi, QLD Tennis Centre, major hospitals, major universities & prestige private schools
- Only 5km to the CBD ensuring work and play are never too far away

Contact Jane Elvin or Nick Morrison to discuss this opportunity further.