

47 Katunga Circuit, Ormeau, Qld 4208



House For Sale

Thursday, 9 January 2025

47 Katunga Circuit, Ormeau, Qld 4208

Bedrooms: 4

Bathrooms: 1

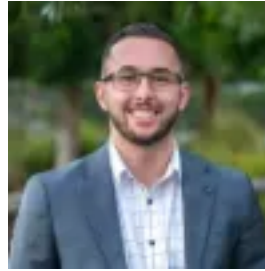
Parkings: 3

Area: 670 m2

Type: House



James Devlin
0414929702



Brad Wilson
0408601997

Auction

JAMES DEVLIN, BRAD WILSON & RAY WHITE ALLIANCE ARE EXCITED TO PRESENT 47 KATUNGA CIRCUIT, ORMEAU, TO MARKET! INSPECTIONS AVAILABLE PRIOR TO ONLINE AUCTION, CONTACT US TODAY TO REGISTER FOR THE OPEN HOME - ATTEND IN PERSON OR VIRTUALLY VIA OUR ONLINE INSPECTIONS! Discover an impressive single storey tropical oasis humbly poised on a generous 670 square metre block, masterfully crafted for modern family living and year-round entertaining. Meticulously maintained, the contemporary retreat features an open plan living space, four sizeable bedrooms, a modern bathroom, and a prime outdoor entertainment aspect. The Balinese-inspired pool area boasts a serene gazebo and outdoor spa, where your personal paradise awaits. Thoughtfully designed with comfort and practicality in mind, the heart of the home's interiors is the gourmet kitchen featuring a sleek monochromatic colour palette, ample storage and bench space, and stainless steel finishes. The adjoining open-plan dining area, enriched by dark-grained laminate flooring and illuminated in natural light, seamlessly flows through sliding doors to the alfresco patio - perfect for family gatherings and entertaining guests. The master suite offers a sanctuary of comfort, featuring pool views from the window, a sizeable wardrobe and direct access to the bathroom. The three additional bedrooms also promise versatility and comfort, serviced by the stylish family bathroom complemented by a soothing bathtub. The outdoor haven is a true standout - where an expansive paved patio and lush gardens surround the sun-drenched in-ground pool. Host memorable barbecues, enjoy lazy summer afternoons by the pool, or simply unwind under the tranquil gazebo. Blending modern living with a laid-back tropical ambience, this exceptional property offers the perfect balance of the true Gold Coast lifestyle. Our auction process provides complete transparency and is an easy way for you to secure your dream home. This is a fantastic chance for any cash or pre-approved buyer, register your interest TODAY by contacting James or Brad to book your inspection time. Features include:

- Kitchen featuring dark laminate benchtops, an electric cooktop, oven, stainless sink, and dishwasher
- Open plan living and dining space with laminate timber-look flooring, ceiling fans, an air-conditioning unit, direct external access and built in projector with a screen
- Four bedrooms with plush carpets, built in wardrobes and sheer curtains
- Main bathroom capturing a bathtub, separate enclosed shower, white laminate vanity and modern stainless steel finishes
- Laundry room with external access
- Single car garage with built in shelving, plus a 6m x 6m carport and solar powered electric gate
- 6kW solar system with a 5kW inverter
- Outdoor patio area
- Bali style hut with a straw thatched roof
- Vinyl in-ground pool with timber coping and corrugated iron frame, with a sand filter and solar heating
- Tropical gardens with water features and 3,000L fish pond
- 2m x 3m garden shed
- Split system air-conditioning unit in the living area, plus two ceiling fans
- 6kW solar system with a 5kW inverter
- Electric hot water system
- 4x water tanks, 3x 3,000L and 1x 1,500L
- Drip feed irrigation system
- New fencing, bamboo fencing in the backyard
- NBN (FTTN)
- Built 1994
- Brick walls, tiled roof and timber frame
- 2.4m ceilings
- Whirly birds and roof insulation for temperature control
- Owner occupied
- Council Rates approximately \$1,000 bi-annually
- Water Rates approximately \$250, plus usage, per quarter
- 670m² block
- South facing

Why do people love living in Ormeau? Conveniently located, Ormeau is halfway between Brisbane City and the Gold Coast beaches. Enjoy several parks, walking and bike tracks. Access several grocery stores locally as well as many fast-food options, cafes, gyms and a chemist. Within the area, there are several schools and daycares of choice, such as, Ormeau State School, Ormeau Woods State High School, Norfolk Village State School, Mother Teresa Catholic Primary School, and Livingstone Christine College. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.