



SOLD

MODERN FAMILY HOME IN PRIME ORMEAU LOCATION

Positioned in a quiet and well-established street, 22 Cassius Way presents a stylish and low-maintenance residence perfect for those seeking modern living with a smart layout. Built in 2017 on a 377m² block and spanning 199m² under roof, this property offers a flexible floor plan ideal for families or future owner-occupiers.

Currently leased until 16 August 2025 at \$680 per week, this property is tenanted by reliable, long-term occupants who take great care of the home—offering peace of mind for any investor.

Property Features:

- 4 well-sized bedrooms with built-in wardrobes
- Master suite with walk-in robe and private ensuite
- Central kitchen with island bench, walk-in pantry, and quality appliances
- Spacious open-plan meals and family area
- Separate lounge/media room
- Main bathroom with separate shower and bath
- Split air conditioning system and ceiling fans throughout
- Covered outdoor patio for year-round entertaining
- Double remote garage with internal access
- Fully fenced yard with low-maintenance landscaping

Outgoings (Approximate):

Council Rates: \$2600 annually

Water Rates: \$1700 annually

Why You'll Love This Location:

Ormeau is a highly sought-after family suburb, ideally situated between Brisbane and the Gold Coast. This property is close to a range of local schools (public and private), shops, childcare centres, and parklands. Enjoy quick access to the M1, making commuting a breeze. With local cafés, sports fields, and community facilities nearby, it's a neighbourhood that blends convenience with a laid-back lifestyle.

All information (including but not limited to the property area, floor size, price, address, and general property description) is provided as a convenience to you and has been provided to Michael Lo @realty & @realty by third parties.

This Information should not be relied upon alone and you should make your own enquiries and

4 BED | 2 BATH | 2 CAR

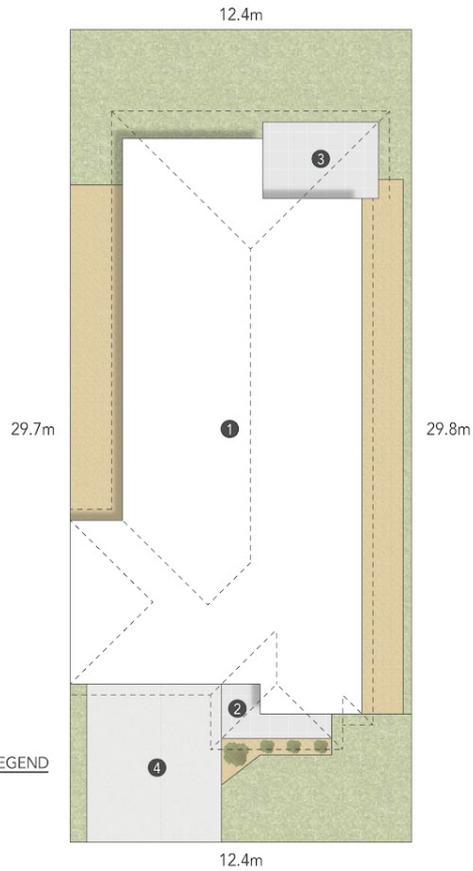
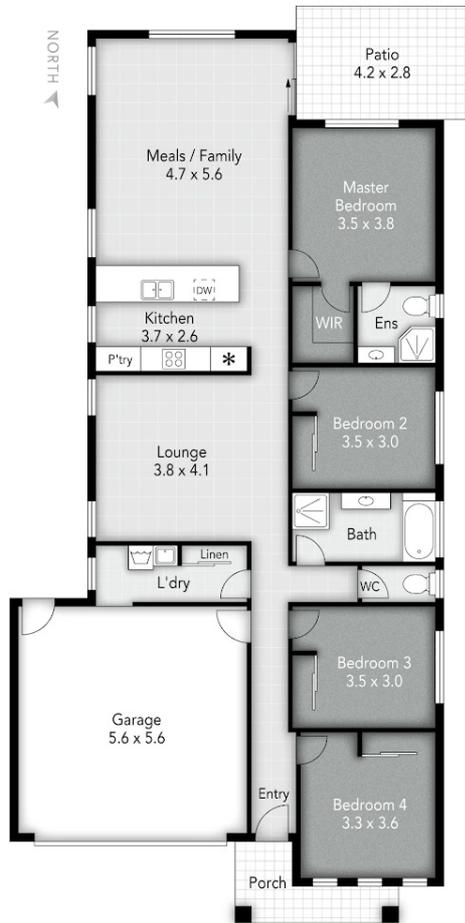
PRICE:
\$860,000

OPEN FOR INSPECTION:
N/A



Michael Lo
0413836188

michaello@atrealty.com.au
www.atrealty.com.au



SITE PLAN LEGEND

- 1. Residence
- 2. Porch
- 3. Patio
- 4. Driveway

**22 Cassius Way
ORMEAU**

- 377 m²
- 4 Bed
- 2 Bath
- 2 Car

Internal: 182 m²
External: 17 m²
Total: 199 m²

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

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