



FOR SALE

FANTASTIC OPPORTUNITY TO SECURE AT HOME IN A HIGHLY SOUGHT AFTER GROWTH CORRIDOR

Positioned in a quiet, family friendly pocket of Ormeau, this entry-level residence offers comfort, space and lifestyle convenience on a generous 688m2 block . Featuring 4 bedrooms, open plan living, two way bathroom with additional toilet. Excellent outdoor space, this home presents an exceptional opportunity for families, first home buyers or investors seeking strong long term appeal.

Designed for relaxed everyday living, the home combines practicality with warmth, offering light filled interiors, a functional layout, and seamless indoor outdoor flow. Spacious backyard provides plenty of room for children, pets, entertaining, or future enhancements.

Conveniently located close to local schools, parks, shopping amenities, an easy M1 access this is a home that delivers both lifestyle and connectivity in one of Ormeau's most established locations.

Features include

- * 4 generous bedrooms
- * Open plan living
- * Functional family updated kitchen
- * Double car accommodation
- * Spacious 688m2 block
- * Excellent outdoor space for entertaining or family living
- * Convenient access to schools, shops, and transport
- * Outdoor above ground spa
- * 32kw battery system, reducing power bill

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this

4 BED | 1 BATH | 2 CAR

PRICE:
Auction

OPEN FOR INSPECTION:
N/A



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13 Doolan St,
ORMEAU

 4 Bed

 1 Bath

 3 Car

Internal: 152 m²

External: 70 m²

Total: 222 m²

Land size: 688m²

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



Site Plan

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.