

## Ormeau Hills, 17 Islandview Terrace

Unrivalled Luxury in a Private Leafy Retreat - 1902m<sup>2</sup> of Refined Living

A rare and remarkable offering in the heart of tightly held Ormeau Hills, this luxury estate commands a premier 1902m<sup>2</sup> block within a private, gated enclave. Crafted with precision and timeless style, the home offers an elite standard of living across grand proportions, fusing exceptional indoor spaces with five-star outdoor entertaining and breathtaking tree-lined vistas.

From the moment you arrive, the architectural elegance is undeniable. A sophisticated facade, manicured landscaping and statement entry set the tone, while inside, soaring ceilings, designer flooring and a dramatic void with chandelier evoke a refined, yet welcoming atmosphere. Showcasing premium finishes throughout, the home is a celebration of modern design with warm natural elements and expansive glass capturing uninterrupted mountain views and magical sunsets.



**For Sale**  
CONTACT AGENT

**View**  
By Appointment

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# LJ Hooker

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**LJ Hooker Ormeau**  
**(07) 5549 4500**

Designed with both entertaining and daily living in mind, the floorplan delivers flexibility and flow. The expansive open-plan living and dining zone is anchored by a feature gas fireplace and bespoke joinery, while the plush media room with blackout curtains and projector creates the ultimate cinema experience. A second lounge upstairs adds further family flexibility, and a custom-fitted home office with a full-length desk and superior storage provides the ideal work-from-home environment.

Centrally positioned and finished to an impeccable standard, the gourmet kitchen is a true showpiece. Boasting two ovens, a deluxe gas cooktop, high-end fixtures and a striking window splashback, it's further enhanced by a generous butler's pantry and stone benchtops throughout. A servery window connects seamlessly to the outdoor entertaining pavilion, ideal for hosting in any season.

Step outside and be transported to your own private resort. A sprawling covered alfresco with built-in outdoor kitchen, stone benches and dual bar fridges takes centre stage, overlooking a sparkling in-ground pool and hot spa with tropical surrounds. A Bali-style pavilion invites moments of relaxation, while the purpose-built fire pit zone and lush, expansive backyard provide a true haven for children, pets and entertaining alike.

Four oversized bedrooms are positioned across both levels, including a grand master suite with gas fireplace, walk-in robe, private alfresco access and an opulent ensuite featuring a freestanding bath, dual vanity and floor-to-ceiling tiling. Two of the remaining bedrooms include walk-in robes, one with its own ensuite, while the media room offers flexibility as a fifth bedroom if needed. With four full bathrooms in total, this home is built for comfort and luxury on every level.

Completing the extensive list of features is a large laundry with built-in cabinetry, ducted air-conditioning throughout, and a triple remote garage with a dedicated workshop and shaded driveway parking.

#### Property Highlights:

- 1902m2 block in a gated community
- Executive residence with grand dimensions and superb alfresco
- Open-plan living and dining with gas fireplace, custom joinery and gorgeous outlook
- Plush media room plus additional family room upstairs
- Chef's kitchen including superb storage, large butler's pantry and expansive stone
- Outdoor entertaining area with built-in kitchen and pull down blinds
- Resort-styled in-ground swimming pool with entertaining zones plus colossal yard
- Four built-in bedrooms (two with ensuite's) plus separate office area with built-in cabinetry
- Master on the ground level including ensuite, alfresco access, gas fireplace and walk-in robe
- Total of four full sized bathrooms
- Huge laundry with cabinetry/ducted air-conditioning/triple remote garage with workshop + shade sail driveway parking

## More About this Property

<b>Property ID</b>	1YCAGWH
<b>Property Type</b>	House
<b>House Size</b>	462 m2
<b>Land Area</b>	1902 m2
<b>Including</b>	Study Ducted Cooling Ducted Heating Intercom Pool Spa Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage Solar Panels Water Tank

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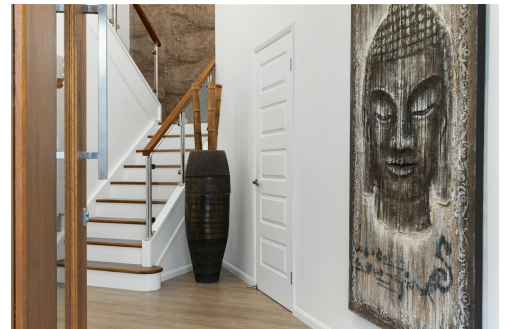
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- LEGEND**
- 1 RESIDENCE
  - 2 PATIO
  - 3 GARAGE
  - 4 POOL
  - 5 BALI HUT
  - 6 WATER TANK

**SITE PLAN**

## 17 Islandview Terrace ORMEAU HILLS

5 | 4 | 3 | 462m<sup>2</sup> | 1902m<sup>2</sup>

### DISCLAIMER

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only