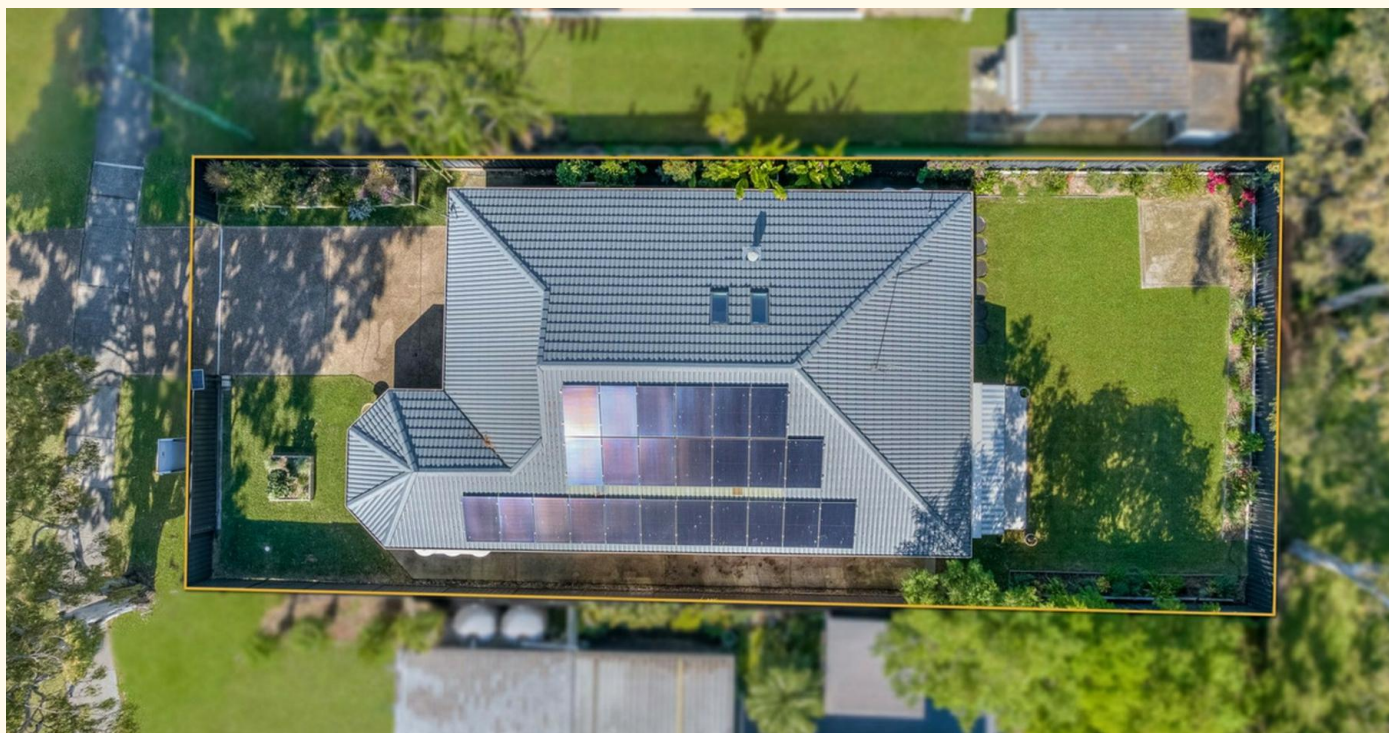




128 Delancey Street, Ormiston

## BEAUTIFULLY RENOVATED LOWSET HOME, PERFECTLY POSITIONED FOR THE NEXT CHAPTER

Perfectly positioned in one of Ormiston's most convenient and family-friendly pockets, 128 Delancey Street presents a beautifully renovated lowset home where modern comfort, quality finishes and effortless liveability come together.

Thoughtfully updated throughout, this home is ready for its next chapter, offering a warm and inviting layout enhanced by premium upgrades, stylish interiors and a long list of practical features designed for everyday comfort.

At the heart of the home is the stunning renovated kitchen, complete with 40mm Caesarstone benchtops, custom designed cabinetry, a porcelain sink, Zip tap -chilled and boiling water system, premium Miele appliances including combination oven, gas cooktop and integrated dishwasher. The adjoining laundry has been finished to the same high standard, offering a cohesive and elegant feel throughout.

4 2 2

### FOR SALE

Please Call

### AGENTS

Ming Body

0418 297 978

[mbody@ljhpropertycentre.com.au](mailto:mbody@ljhpropertycentre.com.au)

### AGENCY

LJ Hooker Property Centre

(07) 3286 2500

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Interested parties must rely solely on their own enquiries.



The home is designed for year-round comfort with a powerful 15KW Actron ducted air-conditioning system, a Lorpi gas fireplace, timber herringbone flooring, new carpet to the lounge and bedrooms, skylights with blinds, and beautiful new curtains and shutters. The lounge area also features a ceiling surround sound system, creating the perfect space to relax or entertain.

Every details has been considered from the new low-E glass grey laminated windows and sliding doors with Crimsafe screens, designed to reduce noise and heat, through to the Dahal internal alarm system, five-camera security system, electronic outdoor blind, new lighting throughout, and freshly painted interiors.

Outside, the home continues to impress with new landscaping and grass, a 5,000L water tank, water pump and side drainage, Colourbond guttering, painted and sealed roof, new front door, double Colourbond garage door and a 12kW solar system with Sungrow 8,000W inverter, ready for future battery connection.

Set within walking distance to Ormiston College and close to local shops, cafes, transport, parks and the beautiful bayside lifestyle, this is a home that offers both luxury and convenience in equal measure.

Beautifully renovated, superbly equipped and move-in ready, 128 Delancey Street, Ormiston is an exceptional opportunity for families, downsizers or buyers seeking a quality lowset home in a premium Ormiston location.

**DISCLAIMER:** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained by Ming Properties is provided as a convenience to clients.

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | BUCZF2S              |
| Property Type | House                |
| Land Area     | 578 m2               |
| Including     | Ducted Cooling       |
|               | Ducted Heating       |
|               | Courtyard            |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Solar Panels         |

**Ming Body 0418 297 978**

Independent Contractor - Ming Enterprises Pty Ltd |  
mbody@ljhpropertycentre.com.au

**LJ Hooker Property Centre (07) 3286 2500**

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## MING BODY PROPERTIES

128 Delancey St,  
Ormiston

-  4 Bedrooms
-  2 Bathrooms
-  2 Car Spaces & Driveway

### Site Plan Legend

- 1. Garage
- 2. Driveway
- 3. Porch
- 4. Water Tank
- 5. Solar Panels
- 6. Patio
- 7. Outdoor Seating



ASPECT

Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements of doors, windows, rooms and other items are approximate. No responsibility is accepted for any error, omission or misstatement.

This plan is provided for illustrative purposes only and should be used as such by prospective purchasers.

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Paynter & Williams

