



Ormiston, 13 Fletcher Terrace

SOLD BY JAMES AND GRAEME CARMICHAEL

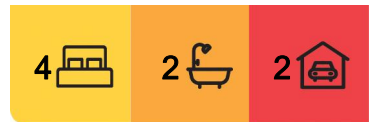
Welcome to 13 Fletcher Terrace, a beautifully renovated 4 bedroom, 2 bathroom home with a 2 car garage, nestled in the serene suburb of Ormiston. Situated on a spacious 700m² block, this residence offers a harmonious blend of modern luxury and everyday convenience, making it an ideal sanctuary for families.

Property Highlights:

- Recent Renovations —Experience the freshness of newly laid carpets and contemporary updates throughout the home, enhancing both comfort and style.
- Abundant Natural Light —High vaulted ceilings and strategically placed skylights, complemented by plantation shutters, flood the living spaces with natural light, creating an airy and inviting atmosphere.
- Gourmet Kitchen —Culinary enthusiasts will appreciate the Caesarstone benchtops, hidden walk-in pantry, and premium SMEG appliances, including a 5-burner gas cooktop,



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
UNDER CONTRACT

View
ljhooker.com.au/BT1CF2S

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900mm oven, and dishwasher.

- Multiple Living Areas —The home features a formal living area, a versatile home office that can serve as a multipurpose space, and an expansive alfresco area adjacent to the pool, perfect for entertaining.
- Luxurious Master Suite —The master bedroom is thoughtfully separated from the main living areas, offering a private retreat with a recently renovated ensuite featuring dual showers for a spa-like experience.
- Comfort and Security —Ducted air conditioning and ceiling fans throughout ensure year-round comfort, while Crimsafe security screens provide peace of mind.
- Outdoor Oasis —Step outside to a tropical paradise with a saltwater pool surrounded by low-maintenance landscaping. The poolside alfresco area is ideal for relaxed gatherings or quiet contemplation.
- Additional Features —Benefit from dual side access, exterior electric blinds for shade and privacy, a freshly painted dual car garage with ample storage, and off-street parking spacious enough for a 21-foot boat.
- NBN Ready —Hybrid Fibre Coaxial (HFC) has been used in your connection to the NBN network, ensuring reliable high-speed internet access.

Prime Location:

Situated in the prestigious community of Ormiston, this property offers more than just a home-it provides access to quality education and convenient amenities.

Educational Facilities:

- Ormiston College —A leading private Christian school offering education from Early Learning to Year 12, renowned for its commitment to excellence and innovation.
- Ormiston State School —A well-regarded government primary school (Prep to Year 6) known for its strong academic focus.
- Cleveland District State High School —A respected government secondary school offering a range of academic and extracurricular programs.
- Convenience —Enjoy the tranquility of suburban living while being just a short drive from local shops, parks, and public transport options, providing easy access to the broader Brisbane area.

Discover the essence of easy living in this meticulously updated residence, where every detail has been thoughtfully considered to enhance your daily life. Welcome home to 13 Fletcher Terrace, Ormiston-where relaxation and convenience await you at every turn.

Additional Information:

- *Owner Occupied
- *Rental Appraisal: \$1,100 per week
- *Rates: Approx. \$1,180 per quarter
- *NBN Ready

Disclaimer:

Note: The images portraying the property may have been altered to include digital staging to present to the buyer the possible appeal of the property through furniture purchases.



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This property is being sold without a price and therefore a price guide cannot be provided.
The website may have filtered the property into a price bracket for website

More About this Property

Property ID	BT1CF2S
Property Type	House
House Size	190 m2
Land Area	700 m2
Including	Air Conditioning Outdoor Entertaining Solar Panels

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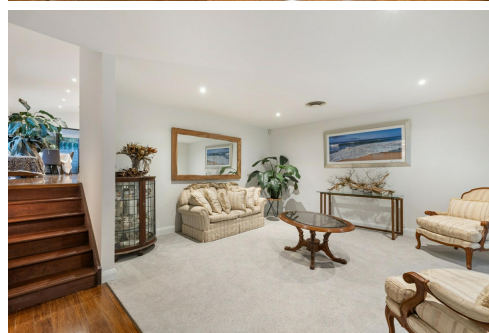
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