







Ormiston, 4A Court Street

SOLD BY JAMES AND GRAEME CARMICHAEL

Discover modern elegance in this sophisticated 2-year-old Fiteni home, perfectly positioned in the tranquil and prestigious suburb of Ormiston. Designed with meticulous attention to detail, this property offers an exceptional blend of luxury and functionality, making it an ideal sanctuary for families.

Key Features:

* Architectural Excellence: Boasting high 2.7m ceilings and expansive living spaces adorned with premium finishes including vinyl flooring and high benchtops. The third bedroom is uniquely carpeted for soundproofing.
* Gourmet Kitchen: A culinary delight with a Westinghouse induction cooktop and oven with air fryer, Bosch dishwasher, and a spacious walk-in pantry.
* Outdoor Paradise: A beautifully landscaped 3x5 meter plunge pool with porcelain tiling offers a private oasis for relaxation and entertainment.
* Eco-Friendly Living: Features a 6 kW solar system with remote monitoring and a 3000L

3 2 2

For Sale
BY NEGOTIATION

View
ljhooker.com.au/BSH1F2S

Contact

James Carmichael
0408 455 771
jcarmichael@ljhpropertycentre.com.au

Nick Marshall
0435 608 324
nmarshall@ljhpc.com.au

LJ Hooker Property Centre
(07) 3286 2500

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We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

rainwater tank, enhancing the home's sustainability.
* Modern Conveniences: Hybrid Fibre Coaxial NBN ensures high-speed internet connectivity, complemented by comprehensive security features including motion-sensitive lights.
Strategic Location:
* Educational Excellence: Within walking distance to the prestigious Ormiston College and just 2.3 km from Ormiston State School, making it ideal for family education needs.
* Transport Accessibility: Conveniently located with easy access to both Ormiston and Wellington Point train stations.
* Convenience and Leisure: Close proximity to Raby Bay Harbour and Cleveland Central, providing easy access to a variety of dining, shopping, and recreational options.
Step into a life of refined luxury at 4A Court Street, where every detail is crafted for supreme comfort and style.

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Note: 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 functionality purposes only.











More About this Property

Property ID	BSH1F2S
Property Type	House
Land Area	465 m²
Including	Outdoor Entertaining Water Tank

James Carmichael 0408 455 771
Head of Agent Services | jcarmichael@ljhpropertycentre.com.au
Nick Marshall 0435 608 324
Sales Associate to James and Graeme Carmichael | nmarshall@ljhpc.com.au

LJ Hooker Property Centre (07) 3286 2500
152-164 Shore Street West, Raby Bay, Brisbane QLD 4163
propertycentre.ljhooker.com.au | hello@ljhpc.com.au

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PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS.
FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED .

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