



8 Fletcher Terrace, Ormiston

## ELEVATED FAMILY LIVING BACKING ONTO RESERVE IN A PRIME ORMISTON SETTING

Set on a generous 700m<sup>2</sup> block and backing directly onto a natural reserve, this expansive residence delivers privacy, space, and a highly functional layout across multiple levels. With four bedrooms plus a study/5th bedroom, multiple living zones, and seamless indoor-outdoor flow, the home is ideally suited to families seeking room to grow in one of the Redlands' most established suburbs.

Thoughtfully designed and well maintained, the property combines quality finishes with a flexible floorplan, all positioned in a peaceful, low-traffic cul-de-sac known for lifestyle appeal and long-term value.

### Property Highlights

#### Living, Layout & Comfort

- Extra high ceilings enhancing light and space throughout
- Split system air conditioning to all living areas and upstairs bedrooms
- Hardwood timber floors across main living areas
- Knotwood aluminium plantation shutters and LED lighting

4 3 2

### FOR SALE

Please Call

### AGENTS

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

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

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

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.



throughout

- Multiple living zones across two levels
- Downstairs rumpus / studio room with toilet and shower, ideal for guests or teenage retreat
- Very private positioning backing directly onto reserve and koala corridor
- New core-filled block retaining wall to the rear and new retaining walls to the left side of the property
- Drainage system renewed
- Structurally sound home with all hardwood frame construction
- Well-insulated home that maintains comfortable temperatures, particularly in the evenings and mornings

#### Kitchen & Dining

- Kitchen featuring DuPont Corian seamless benchtops
- 900mm Smeg gas cooktop with electric oven
- Excellent storage and bench space
- Kitchen connects seamlessly to living, dining, and outdoor balcony areas

#### Bedrooms, Bathroom & Laundry

- Four bedrooms plus dedicated study/5th bedroom
- Master bedroom with air conditioning and barn door entry to ensuite
- Ensuite with square-set floor-to-ceiling tiling
- Hydro Seal shower system and door with rain shower heads
- Main bathroom featuring an eggshell stone bath
- Bathroom and ensuite fitted with Sahara multifunction extraction and heating units
- Two bedrooms opening onto the balcony with outlook over the reserve
- Downstairs bedroom serviced by nearby bathroom facilities

#### Outdoor & Entertaining

- Elevated balcony flowing from main living areas
- Rotunda overlooking the pool and reserve
- Internal and external stair access to pool area
- Lime, peach, and lemon trees
- Exceptionally private outdoor setting with natural backdrop
- Custom-designed aluminium fencing with lockable gates
- Side access protected with lockable aluminium gates

#### Parking & Storage

- Double garage with epoxy flooring
- Large flat exposed concrete driveway
- Storage space above the garage area
- Storage under the home
- 2.6m wide side access suitable for a trailer or jet ski
- Convenient option for caravan or boat parking to the right-hand side of the driveway

#### Infrastructure & Efficiency

- Roof recently restored
- 5,000L water tank plumbed to garden taps and pool refill
- 4kW solar system

#### Prime Location

Ormiston is well regarded for its leafy streets, established homes, and relaxed bayside lifestyle, offering a balance of space, convenience, and community. This home is positioned in a particularly quiet cul-de-sac with low traffic, enhancing privacy and everyday liveability.

Backing directly onto reserve land that forms part of the Ormiston Koala Corridor, the location offers a rare natural outlook with access to walking tracks and a pedestrian bridge connecting through to Wellington Point and the broader Moreton Bay Cycleway network.



- " Ormiston College —walking distance
- " Ormiston State School
- " Ormiston train station —walking distance
- " Cleveland town centre, cafés, and retail precinct
- Nearby parklands, walking tracks, and sporting facilities
- Easy access to major arterial roads and bayside destinations

Offering space, privacy, and a tightly held setting, this home presents a compelling opportunity for families seeking a long-term base in Ormiston.

#### Additional Features

- NBN: Hybrid Fibre Coaxial (HFC)
- Council rates: \$1,211.99 per quarter

All information provided is gathered from verified sources and owner-confirmed features; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; the listing may appear in a price range for website functionality purposes only.

### MORE DETAILS

Property ID	BTZBF2S
Property Type	House
House Size	398 m2
Land Area	700 m2
Including	Study
	Air Conditioning
	Balcony
	Solar Panels
	Water Tank

**James Carmichael 0408 455 771**

Licenced Real Estate Agent | [jcarmichael@ljhpropertycentre.com.au](mailto:jcarmichael@ljhpropertycentre.com.au)

**Nick Marshall 0435 608 324**

Associate | [nmarshall@ljhpc.com.au](mailto:nmarshall@ljhpc.com.au)

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

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
[propertycentre.ljhooker.com.au](http://propertycentre.ljhooker.com.au) | [hello@ljhpc.com.au](mailto:hello@ljhpc.com.au)





## 8 Fletcher Terrace, Ormiston

Covered Area: 398m<sup>2</sup>



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.