

90 Francis Street, Ormiston

LUXURY ORMISTON LIVING WITH POOL & THEATRE

A statement in scale, finish, and lifestyle, 90 Francis Street is a newly completed Ormiston residence designed to deliver high-end family living without compromise. Spanning an impressive 401m², the home combines grand proportions with carefully considered detail, creating a property of genuine presence in one of the suburb's most desirable pockets.

From the striking facade to the expansive open-plan living, enclosed theatre, upstairs retreat, and resort-style outdoor entertaining, every element has been designed to impress. The freshwater pool, sunken fire pit lounge, custom outdoor kitchen, and extended alfresco combine to create a home equally suited to large-scale entertaining and relaxed family living.

Property Highlights

Living, Layout & Comfort

- " Newly completed in July 2025
- " Expansive 401m² floorplan across two levels
- 2.59 metre ceilings to the entire ground floor, including the garage, porch, and alfresco

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FOR SALE

Enquire For Price Guide

VIEW

Sat 20th Jun @ 1:15PM - 1:45PM

AGENTS

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AGENCY

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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.

 **LJ Hooker**

- Multiple living areas, including a large open-plan living zone downstairs and a separate upstairs family retreat
- Fully enclosed theatre room with raised seating platform and acoustic soundproofing
- Square set ceilings throughout for a clean, high-end finish
- Ducted Daikin air conditioning with AirTouch 5 Wi-Fi zone control
- Grand void and semi-frameless glass balustrading enhancing light, scale, and architectural impact
- Natural timber open-tread staircase creating a striking focal point
- Custom display niches to the upstairs retreat

Kitchen & Dining

- Designer kitchen with 40mm Dekton benchtops
- Oversized island bench with waterfall ends
- 900mm dual fuel freestanding cooker
- Undermount sink and pull-down spring mixer
- Butler's pantry with extensive cabinetry, dishwasher provision, microwave provision, and barn door entry
- Custom built-in cabinetry to the dining area
- Fridge water point provision

Bedrooms, Bathroom & Laundry

- Five-bedroom layout
- Ground-floor guest bedroom ideal for visitors or multi-generational living
- Oversized master suite with a grand ensuite and dressing room
- Three additional upstairs bedrooms, all generously sized with walk in wardrobes
- Four bathrooms across the home
- Stone benchtops, premium tapware, shower niches, and full-height tiling to the bathrooms and ensuites
- Freestanding bath to the main bathroom
- Well-appointed laundry with built-in cabinetry, overhead cupboards, and broom storage

Outdoor & Entertaining

- Extended grand alfresco designed for effortless entertaining
- Custom outdoor kitchen with premium benchtops, extensive cabinetry & fridge cavity
- Freshwater pool positioned as a true centrepiece of the backyard
- Sunken fire pit lounge creating a standout space for entertaining and evening use
- Private rear yard with a clean, low-maintenance finish

Parking & Storage

- Double garage accommodation
- Internal access from the garage
- Excellent storage throughout the home

Infrastructure & Efficiency

- 10kW solar system
- Built-in electric vehicle charger
- Two instantaneous gas hot water systems

Prime Location

Francis Street places this home in a blue-chip Ormiston position, with Ormiston College nearby and Ormiston station close at hand for direct access along the Cleveland rail line. Ormiston is prized for its leafy streets, prestige homes, and relaxed bayside lifestyle, while remaining closely connected to Cleveland's retail, dining, marina, and everyday amenity.

- Ormiston College
- Ormiston State School
- " Ormiston station
- " Cleveland town centre, cafés, and retail precinct
- Raby Bay Harbour dining and marina precinct

- Easy access to the broader Redlands bayside lifestyle and foreshore amenities

Offering scale, sophistication, and a genuinely premium Ormiston lifestyle, 90 Francis Street presents a rare opportunity to secure a newly completed home in one of the suburb's most sought-after positions.

Additional Features

- NBN: Fibre to the Premises (FTTP)
- Rates: Approx. \$1,267.88 per quarter
- Rental Appraisal: Approx. \$1550 per week

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	BUB3F2S
Property Type	House
House Size	401 m2
Land Area	480 m2
Including	Air Conditioning Balcony Built-in-Robes Fully Fenced Solar Panels

James Carmichael 0408 455 771

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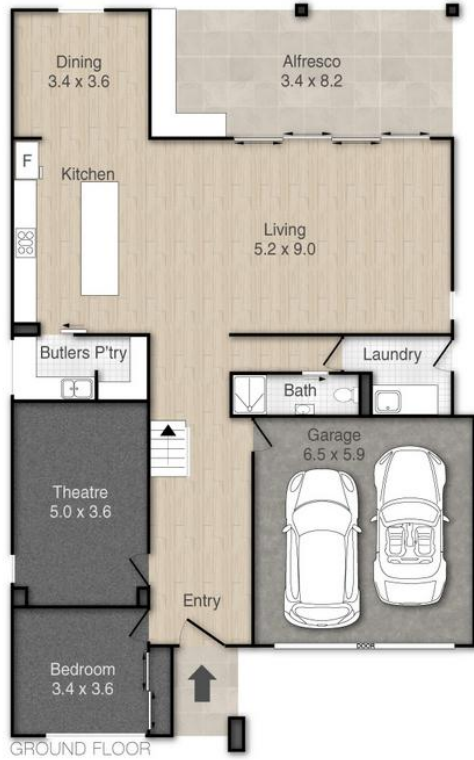
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Covered Area: 401m²

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