







16/100-106 Sturgeon Street, Ormiston

SPACIOUS ORMISTON TOWNHOUSE WITH PRIVATE ALFRESCO & RESORT-STYLE FACILITIES

Positioned within the established McConaughey Place, 16/100-106 Sturgeon Street offers an impressive combination of space, quality finishes and low-maintenance living in a highly desirable Ormiston setting. With approximately 207m² under roof, the home features three king-sized bedrooms, two bathrooms, a separate study and double garage, complemented by a private outdoor entertaining area and access to excellent resort-style facilities.

Inside, high ceilings, new flooring and LED lighting create a fresh, contemporary feel, while the open-plan living and dining area provides a comfortable space for everyday living and entertaining. A separate study at the front of the home offers valuable flexibility for working from home or additional family use, while upstairs, the generous bedroom accommodation provides plenty of space and privacy. Quality stone finishes throughout, solar power and thoughtful storage complete a home that delivers both comfort and practicality.

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FOR SALE
UNDER CONTRACT

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

LJ Hooker

Property Highlights

Living, Layout & Comfort
" Spacious two-storey townhouse offering approximately 207m² under roof
• High ceilings throughout enhancing the sense of space
• Open-plan living and dining area
• Separate study at the front of the home, ideal for working from home, hobbies or additional flexible use
• New flooring throughout the interior
• LED lighting throughout
• Ducted reverse-cycle air conditioning
• Security screens
• Convenient under-stair storage

Kitchen & Dining
• Contemporary kitchen with substantial 40mm stone benchtops
• Gas cooktop
• Dishwasher
• Generous preparation and storage space
• Practical connection with the surrounding living and dining areas

Bedrooms, Bathrooms & Laundry
• Three generously proportioned king-sized bedrooms
• Main bedroom with walk-in robe and private ensuite featuring a double vanity
• Built-in robes to the remaining bedrooms
• 20mm stone benchtops to the bathrooms
• Main family bathroom upstairs
• Downstairs powder room for added convenience
• Large internal laundry with extensive storage

Outdoor & Entertaining
• Private covered patio ideal for relaxed entertaining
• Outdoor screening providing additional privacy and comfort
• Low-maintenance courtyard setting
• Easy connection between the indoor living spaces and outdoor entertaining area

Parking & Storage
• Double lock-up garage with epoxy flooring
• Excellent storage throughout the home
• Under-stair storage providing additional practicality

Infrastructure & Efficiency
• 6.64kW solar power system with 16 panels
• Ducted Vacuumaid system

Complex Features
• Residents' swimming pool with waterfall
• Spa facilities
• Fully equipped gym
• Covered communal entertaining and BBQ area
• Dedicated car-wash bays
• Landscaped common areas and residents' recreational green space
• Secure gated complex with intercom entry

Prime Location
Sturgeon Street enjoys a fantastic position in the heart of Ormiston, combining a peaceful residential environment with excellent access to schools, public transport, shopping and the bay. The surrounding area is particularly appealing for its established leafy streets, nearby parklands and convenient connection to Cleveland's shopping and waterfront precincts.

• Ormiston State School catchment

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- Cleveland District State High School catchment
- Ormiston College within easy reach
- Convenient access to Ormiston train station and the Cleveland rail line
" Fellmonger Park and Hilliards Creek walking trails nearby
" Cleveland Central shopping, supermarkets, cafés and everyday services within easy reach
- Raby Bay Harbour dining and marina precinct nearby
- Easy access to Moreton Bay waterfront parks and recreational areas
- Convenient connection to Wellington Point, Cleveland and the wider Redlands Coast lifestyle





With its generous proportions, separate study, quality finishes and access to resort-style facilities, 16/100-106 Sturgeon Street presents an appealing opportunity for buyers seeking a spacious, comfortable home without the upkeep of a traditional family property.

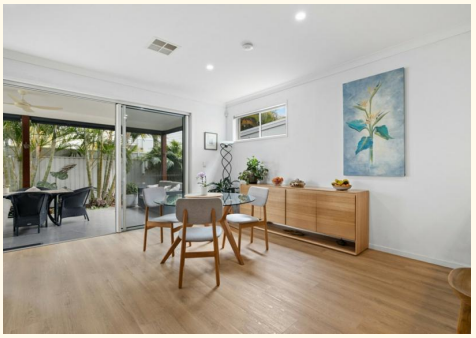
Additional Information
- NBN: Hybrid Fibre Coaxial (HFC)
- Rental Appraisal: Approx. $820 Per Week

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.



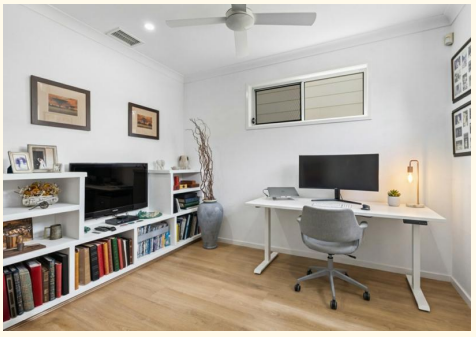
MORE DETAILS

Property ID	BUS5F2S
Property Type	House
House Size	207 m2
Land Area	221 m2
Including	Study
	Air Conditioning
	Gym
	Dishwasher
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels



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Covered Area: 207m²

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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.
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