



Ormiston, 3/100-106 Sturgeon Street

LARGE ELEGANT TOWNHOUSE, RESORT LIVING with your own Pool & So Much More

* Motivated Seller has purchased elsewhere!

* A unique opportunity & great floor plan with 257m² Under Roof of Living & 87m² of Backyard (inc. large 6 x 2.5mtr in-ground pool) this is a LARGE TOWNHOUSE...plus add the fantastic community facilities & areas...THIS IS RESORT LIVING at its best & TICKS ALL THE BOXES!

* This Townhouse is well positioned in McConaughey Place, considered one of Ormiston's most Desirable Gated & Secure Complexes; with a mix of property styles, large open spaces & where Quality Is Obvious (plus Pet Friendly & Over 95% Owner Occupied!)

* As New, Modern, Stylish, Light Filled, Well Proportioned (inc. high ceilings) & Appointed with 3 bed; 2.5 bath; 2 car (plus undercover carport for visitors); separate living spaces; undercover alfresco; in-ground pool & easy-care garden...Yes, this has it all!!

* Downstairs: Open plan with living/lounge & dining; kitchen; powder room with toilet; separate laundry & internal access into the oversize 2 car lock-up garage



For Sale
Offers Over \$1.2M

View
ljhooker.com.au/BSTGF2S

Contact
Steve Murphy
0400 884 427
smurphy@ljhpropertycentre.com.au



LJ Hooker Property Centre
(07) 3286 2500

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.

- * Upstairs: Full timber staircase leads to the rumpus room; master bedroom with WIR & ensuite (with toilet) & WIR; 2 very generous size bedrooms & BIR's; main bathroom (with toilet) & study nook
- * Fantastic entertainer. Indoor flows onto the undercover private outdoor tiled alfresco with spring loaded (so no winding) cafe style mesh screens, powerpoints, gas outlet connection, ceiling mounted fan & lights...all overlooking the 6 x 2.5mtr 22,500 ltr in-ground pool; easy care garden with synthetic grass & in-ground watering system...this is a great place to be all year around
- * Beautiful very functional kitchen with quality appliances includes gas cooktop/electric oven; range-hood; fully integrated dishwasher; 40mm Caesar stone benchtops & island bench (seats four at the breaky bar); glass splash-back; large fridge space plumbed for water; pantry; 2 pac soft close cupboards & drawers
- * Absolute knock out stunning bathrooms with floor to ceiling tiles & Caesar stone benchtops
- * Great colour scheme, high ceilings & doors, tinted windows, quality fittings, soft close doors/drawers, tiled & carpeted floors, fans, curtains, shutters, blinds (some electric with remotes), security doors & screens, loads of storage & fast ftp NBN t/out
- * Reverse cycle ducted zoned air conditioning & heating, internal alarm plus intercom to front driveway & gatehouse
- * Ducted Vacuumaid t/out inc. 'Sweepovac' in kitchen
- * 6.6kw of Solar & Continuous flow Rinnai Gas hot water system
- * Oversize double garage with remote high panel-lift door; 2 pac epoxy flake floor & extra cupboard storage with sliding doors
- * TV wall mounted in living/lounge & surround sound bar speaker plus TV in bedrooms 2 & 3 remain
- * Not just a plunge pool...this pool holds 22,500L & is 6 x 2.5mtrs, 1.7mtrs at deep end & 1.3mtrs at shallow end
- * Additional Visitor Car Parks close-by
- * Community areas (also with Solar to reduce costs) includes in-ground pool with waterfall, heated spa, undercover entertaining area with furnishings, gym, shower/change room, TV, kitchen, BBQ & car wash bays
- * At the rear of the complex is a large resident only park area set amongst lawn, fruit & nut trees
- * Lock-up & Go Convenience
- * Lovely place to work from home
- * This is a very well established & maintained complex
- * Location, Location, Location. At your doorstep is wildlife (inc. Koalas), beautiful scenic eco-friendly walks & riding paths, fantastic infrastructure (inc. shops, restaurants, train stations, hospitals), Moreton Bay & highly sort-after schools, inc. Ormiston College
- * Only 31 Townhouses in this complex with over 95% owner-occupied
- * Approx. General & Water Rates combined \$1,000 per qtr. Body Corporate (Administration, Sinking Fund & Insurance combined) \$80 per week.

Private inspections are encouraged & welcomed...call Steve to arrange.

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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



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More About this Property

Property ID	BSTGF2S
Property Type	Townhouse
Land Area	230 m ²
Including	Ensuite Air Conditioning Toilets (3) Alarm Intercom Gym Dishwasher Built-in-Robes Secure Parking Fully Fenced Solar Panels

Steve Murphy 0400 884 427

Independent Contractor - Steve Murphy Real Estate Pty Ltd |
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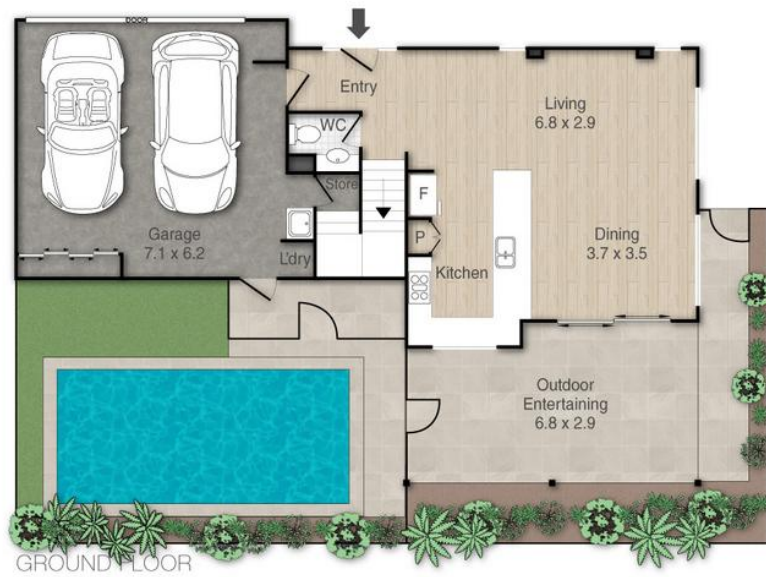
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Ormiston

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