



Ormiston, 36/164-172 Wellington Street

SOLD BY JAMES AND GRAEME CARMICHAEL

Discover the perfect blend of tranquility, convenience, and security in one of Redland's most desirable suburbs. Nestled in a quiet pocket, Ormiston Manor is a predominantly owner-occupied, gated complex offering a peaceful retreat with premium amenities for every lifestyle. Whether you're seeking comfort, convenience, or security, this exclusive complex has it all!

With a newly updated kitchen and thoughtful renovations designed for peace of mind, this home is completely move-in ready-allowing you to enjoy comfort and quality from day one. Don't miss this opportunity to secure your place in this sought-after complex!

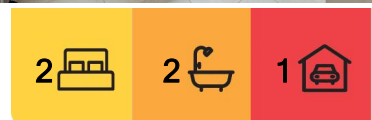
Property Features:

Ground Floor:

- A beautifully renovated kitchen featuring stylish finishes, modern fixtures, an induction cooktop, and a built-in dishwasher.



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.



For Sale
FOR SALE

View
ljhooker.com.au/BT23F2S

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LJ Hooker Property Centre
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- A spacious kitchen with ample storage and bench space, perfect for everyday use.
- A light-filled living area with air conditioning for year-round comfort.

Upstairs:

- A well-sized master bedroom with split-system air conditioning, a ceiling fan, and a built-in wardrobe.
- A generously sized second bedroom featuring a built-in wardrobe and a ceiling fan with retractable blades for space efficiency.

Outdoors:

- A private outdoor dining area, perfect for entertaining or enjoying fresh air with family.
- A convenient tool shed for organized and hidden storage.
- Low-maintenance outdoor space, ensuring more time for relaxation.

Education:

- Cleveland District State High School
- Ormiston State School

Transport:

- Accessible local bus services connecting residents to nearby suburbs and facilities.

Recreation & Amenities:

- The suburb boasts numerous parks and recreational areas, providing ample opportunities for outdoor activities.
- A variety of shopping and dining options are available within a short distance, catering to diverse tastes and needs.
- The complex features two resort style pools, perfect for stay cool in the warm QLD weather.

Opportunities like this don't last long! Secure your spot in this highly sought-after complex today-contact us now to arrange an inspection and make this home yours!

Additional Information:

- Owner Occupied
- Rental Appraisal: \$580-\$620 per week
- Rates: \$962.45 per quarter
- Body Corporate: \$995 per quarter
- NBN Installed

Disclaimer:

Note: The images portraying the property may have been altered to include digital staging to present to the buyer the possible appeal of the property through furniture purchases.

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	BT23F2S
Property Type	Townhouse
House Size	94 m2
Land Area	187 m2
Including	Air Conditioning Courtyard

James Carmichael 0408 455 771

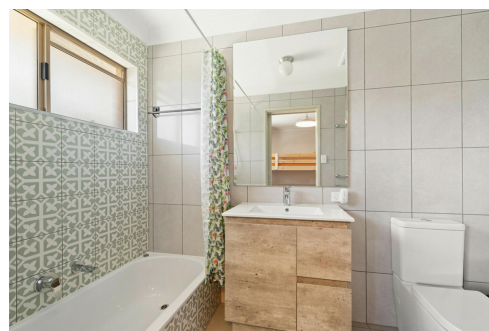
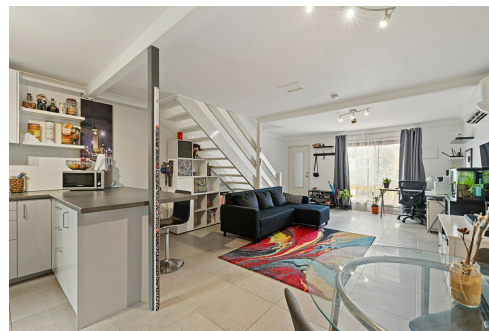
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FIRST FLOOR



GROUND FLOOR

36/164-172 Wellington Street, Ormiston

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.