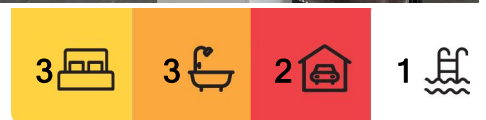




Ormiston, 13/100-106 Sturgeon Street

ELEGANT TOWNHOUSE in TROPICAL OASIS & So Much More...

- * A unique opportunity...with 214m2 Under Roof of Living this is a Large Townhouse & Ticks Lots of Boxes! Plus is well positioned towards the rear of McConaughey Place...considered one of Ormiston's most Desirable Townhouse Complexes where there is a great mix of property styles (some with pools in their backyards), large open spaces & where Quality Is Obvious
- * This As New, Modern, Stylish & Light Filled Townhouse is well proportioned & appointed with 3 bed, 2.5 bath, 2 car, undercover alfresco, private garden in a pet friendly, gated, secure & safe environment with fantastic community facilities...Yes, this has it all!
- * Downstairs: Open plan living with dining & living; kitchen plus a separate lounge area (could be used as a rumpus/media/office/4th bedroom); powder room & separate laundry
- * Upstairs: Master bedroom with ensuite & WIR; 2 very generous size bedrooms & BIR's; main bathroom & study nook
- * Great entertainer...indoor easily flows to the outdoor tiled private undercover alfresco with



For Sale
Offers Over \$929,000

View
ljhooker.com.au/BRQAF2S

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.

pull-down cafe style mesh screens overlooking very easy care gardens with in-ground watering system plus fan, lights & gas outlet for your bbq makes this a great place to be

* Functional kitchen with quality appliances includes gas cooktop/electric oven, range-hood, dishwasher, 40mm Caesar stone benchtops/waterfall edge, glass splashback, breakfast bar, pantry, 2 pak soft close cupboards/drawers & large fridge space plumbed for water

* Knock out stunning bathrooms with floor to ceiling tiles & Caesar stone benchtops

* Great colour scheme, high ceilings & doors, lots of storage, very high quality fittings, soft close doors & drawers, tiled indoor & outdoor living areas, carpeted bedrooms, fans, Franklin blinds & security screens (inc. Crimsafe front & rear sliding doors) & fast fttp NBN t/out

* Zoned reverse cycle ducted air & heating t/out, internal alarm & intercom to front driveway & gatehouse

* Fully ducted Vacuumaid t/out inc. 'Sweepovac' in kitchen

* Continuous flow Rinnai gas hot water system

* Oversize double garage with high panel lift door & 2 pac epoxy flake floor

* Single vehicle Visitors Car Park next to this Townhouse

* Community areas (with solar to reduce costs) includes pool with waterfall, spa, undercover entertaining area with furnishings, TV, kitchen, BBQ, fridge, gym, shower/change room, plus separate car wash bays

* Being towards the back of the complex this is one of the best located Townhouses, including easy access to community facilities & a park area set amongst lawn, fruit & nut trees for exclusive use by the residents

* This is a very well established & maintained complex with Low Body Corp fees

* Location, Location, Location...At your doorstep is Moreton Bay, beautiful scenic eco-friendly walks & riding paths, fantastic infrastructure (inc. shops, restaurants, train stations, hospitals) & highly sort-after schools, inc. Ormiston College.

* Over 90% owner-occupied

* Approx. Body Corp \$69 per week; General & Water Rates \$990 per quarter

Private inspections are encouraged & welcomed...call Steve

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More About this Property

Property ID	BRQAF2S
Property Type	Unit
House Size	214 m²
Including	Toilets (3) Intercom Pool Spa Courtyard Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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