

**4/100 Sturgeon St, Ormiston, QLD, 4160**



**Townhouse For Sale**

Wednesday, 14 August 2024

4/100 Sturgeon St, Ormiston, QLD, 4160

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Steve Murphy  
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## LARGE ELEGANT TOWNHOUSE with Pool & So Much More...

- \* A unique opportunity...with 257m<sup>2</sup> Under Roof of Living plus 89m<sup>2</sup> of Backyard (with in-ground pool)...this ticks ALL the Boxes!
- \* This Townhouse is very well positioned in a quiet location within McConaughey Place which is considered one of Ormiston's most Desirable Complexes with a great mix of property styles, large open spaces & where Quality Is Obvious
- \* As New, Modern, Stylish & Light Filled, Well Proportioned & Appointed with 3 bed; 2.5 bath; 2 car; 2 separate living spaces; alfresco; in-ground pool & easy-care garden within a pet friendly, gated, secure & safe environment with fantastic community facilities...Yes, this has it all!
- \* Downstairs: Open plan living with dining & living; kitchen; powder room & separate laundry
- \* Upstairs: Full timber staircase leads to the rumpus; master bedroom with ensuite & WIR; 2 very generous size bedrooms & BIR's; main bathroom & study nook
- \* Fantastic entertainer...indoor flows onto the undercover private outdoor tiled alfresco with wind-down cafe style mesh screens; ceiling mounted fan, lights, heaters; gas outlet for your BBQ all overlooks the 6 x 2.5mtr in-ground pool; easy care garden with synthetic grass & in-ground watering system...ensures this a great place to be all year around
- \* Beautiful very functional kitchen with quality appliances includes gas cooktop/electric oven; range-hood; dishwasher; 40mm Caesar stone benchtops with waterfall edge; glass splash-back; breakfast bar; pantry; 2 pac 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, tinted windows, quality fittings, soft close doors/drawers, tiled & timber vinyl floors (so easy care, avoids allergies), fans, curtains, shutters, blinds & security screens (inc. Crimsafe for front & rear doors), lots of storage & fast ftp NBN t/out
- \* Not just a plunge pool...this pool holds 22,500L & is 6 x 2.5mtrs
- \* Zoned reverse cycle ducted air & 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
- \* The only shared wall is the next-door neighbour's garage so pretty much this is a free-standing Townhouse
- \* 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 resident only park area set amongst lawn, fruit & nut trees
- \* Work from home; Lock-up & Go Convenience
- \* 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.
- \* Only 31 Townhouses in this complex with over 95% owner-occupied
- \* Approx. Body Corp \$75 per week; General & Water Rates \$950 per quarter

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

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 functionality purposes only.

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