

CLIENTS LIST OF INCLUSIONS

141 GORDON ST ORMISTON

This stunning family home sitting on a 711m² level block was completely redesigned by architect Helen Smith and then totally renovated, remodelled and extended by Boss Homes in 2008. The home has extensive use of glass and is flooded with natural light and bay breezes and has been cleverly designed and landscaped to create the perfect indoor-outdoor atmosphere. This home is totally unique and is a little bit different from all the rest!

Internally the home consists of:-

- Split level home over 3 storeys.
- 4 good sized bedrooms, 2 with balconies.
- 3 bathrooms (2 en-suite).
- Family living/media room with a balcony.
- Large separate lounge room with bay views.
- Large family kitchen with 2 meal areas.
- Large undercover deck for alfresco dining and entertaining, overlooking the pool and tropical gardens.
- Separate ground floor toilet.
- Large laundry with extensive cabinetry and benchtops, so suitable to double up as a craft or hobby room or a 2nd office.
- A separate ground floor office which could be used as the 5th bedroom if needed or could suit dual living.
- The laundry, office and storeroom areas could easily be combined and converted into a good sized separate granny annexe if required.
- Double garage with a good sized storage room/workshop.



freedomproperty.com.au

PO Box 1104, Cleveland, QLD 4163

p 1300 11 10 10 | f 07 3821 2199

e info@freedomproperty.com.au

means choice

freedomcreative.com.au

freedomrentcare.com.au

freedomprojects.com.au

freedomcommunities.org

freedomcommercial.com.au

freedominspiration.com.au

Internal features consist of:-

- The kitchen incorporates multiple cabinets and extensive bench space and is fitted out with high-end appliances including Miele dishwasher, Miele induction hotplate and exhaust fan, Miele self-cleaning oven, Liebherr fully integrated double fridge and freezer, double under-mounted kitchen sink, a Zip cold water chiller with filtered tap and 40mm stone benchtops.
- The family/media room has one wall completely fitted out with cabinetry and a wall mounted tv.
- The spacious top-level family lounge has wonderful bay views and has a bar area with its own sink and one wall completely fitted out with cabinetry and a wall mounted tv.
- All the bathrooms and toilets are fully tiled and have extensive use of custom made cabinetry and stone bench tops.
- Feature black walnut ceiling fans in the media/family room and kitchen area.
- All robes are fitted out with custom cabinetry.
- 8 x Daikin split system air conditioning units.
- Polished hardwood timber floors to all the living areas and bedrooms.
- Copper lined double front doors create an impressive entry.
- Crimsafe security screens and doors to the ground and first floor.

External features consist of:-

- Single carport with undercover washing line.
- Gas hot water with solar panels.
- Electric front gate and room for extra secure parking.
- Separate gatehouse entry to the property.
- Mature established gardens with automated sprinkler system.
- External garden lighting throughout.
- Large external decked area for family entertaining.
- Big in-ground pool with another decked platform for seating.
- Synthetic grass installed around the pool area.
- External shutters and privacy screens installed in 3 areas.
- 2 large rainwater storage tanks with rain bank pump installed.
- The outside of the home has been recently painted.



freedomproperty.com.au

PO Box 1104, Cleveland, QLD 4163

p 1300 11 10 10 | f 07 3821 2199

e info@freedomproperty.com.au

means choice

freedomcreative.com.au

freedomrentcare.com.au

freedomprojects.com.au

freedomcommunities.org

freedomcommercial.com.au

freedominspiration.com.au