CLIENTS LIST OF INCLUSIONS

83 GORDON ST ORMISTON

- The house was built and signed off in August 2013 so is still covered under the remaining builder's warranty from the QBCC.
- The views from the Whale watch deck are amazing - under RCC planning rules a hardcover/roof cannot be fixed there as it will exceed the 8m building height limit, but you could put up a sail, or canvas cover which would not be classed as a permanent structure.
- The kitchen and living have been put on the top level of the home so that the whale watching can be best utilised for entertaining so that catering and cooking are easy to access.
- The house has high ceilings, ceiling fans and fully ducted, zone controlled, reverse cycle air conditioning.
- Low maintenance - established Garden - very private.
- Plenty of storage space.
- Oversize double garage.
- Oversize laundry.
- The train is also an easy walk 10 minutes (or 5 if you go through the school grounds after hours)
- Ormiston College is a 5-minute drive.
- Ormiston State School is a 2-minute walk.
- Thaisons Thai restaurant & Dexters Pizza Restaurant are a 10-minute walk, The South African Restaurant on Gordon Street is a 5-minute walk and the Raby Bay harbour precinct is a 20-minute walk.