

2/92-94 STURGEON ST ORMISTON (FRESHWATER PAVILIONS)

Features inside the home:

- Complete privacy from all neighbouring properties
- Multiple outdoor entertaining or relaxing areas, not including the lush back low maintenance garden which has artificial turf, so no mowing required.
- Plenty of storage throughout the home, including a walk-in pantry and walk-in storage along the entire back of the large double garage for tools and toys etc
- As well as the 3 large bedrooms, there is another room which can be used as a study, sewing room or small gym etc
- Parking space outside of the double garage for another two cars.
- For a townhome its bigger and better than you'd think, with a well thought out floor plan – this is executive style living where nothing is compromised
- Video intercom to securely vet visitors, with the remote opening of the main or pedestrian gates
- Grey Water from estate underground tanks to toilets, washing machine and garden

Features outside the home:

- For those with a young family, we are in close proximity to Ormiston College, Ormiston State School & Jumping Bean Child Care, not to mention the park directly opposite the complex which has kids playground and ducks to feed.
- For those who work in the city, Ormiston Train Station is a 10 min walk away or the drive will take between 40 to 50 minutes in peak traffic
- For the active resident, Freshwater has a gym and a pool and across the road within the park is a boxing gym and the Queensland Softball fields.
- For the walkers, runners or cyclists there are many paths and bike tracks through the bush or around the local area to take you to either Raby Bay foreshore, Marina or beaches
- For the socialites, every Friday night up at the Pool House, residents meet up for casual drinks and nibbles or you can book out the luxurious BBQ area for your own private party by the pool. Don't miss the Christmas, Australia Day and other yearly events held up at the Pool area. Also, Raby Bay Harbour is a short 10min drive to Restaurants and Bars.
- Car wash bay on site
- Green Waste Bin on site
- Gas bottle service direct to the units
- Refuse collection direct to the units

MR.SELLTEAM

This is a predominately owner-occupied gated community, with a committee of residents who love and care for Freshwater common areas and share regular updates with the residents via a newsletter. Residents can be as involved in the day to day running or sit back and relax while others take control.

COMPLEX RULES

- **With regards to 'rules', we all have to abide by the Body Corporate and Community Management Act 1997.**
- **We do allow one small pet in each unit, but caravans, boats and trailers are not permitted here.**
- **The pool and pool area is usable until 10 pm, no glass items, and residents are responsible to clean up after themselves.**
- **Any loungers and cushions used are to be put away after use.**
- **Children are to be supervised at all-time in the pool area and no children in the Gym.**
- **No pets in the pool area.**
- **The pool area can be hired out any day except public holidays, which is when the community usually gets together.**
- **Residents are not permitted to use the Visitors Bays**