



# FOR SALE

## TRIPLE STOREY VILLA - DUAL LIVING POTENTIAL AT ORMISTON COLLEGE'S DOORSTEP.

\*\*Contact Lukas to organise inspection [lukas@puljic.co](mailto:lukas@puljic.co) 0428 833 752\*\*

This property offers outstanding versatility for homeowners and investors alike. There's excellent opportunity to create a shared living arrangement, maximizing rental income potential. Alternatively, the home could be split to allow you to occupy one portion while renting out the other, generating an ongoing income stream while maintaining privacy and comfort.

Step into living at this exceptional 8-bedroom, 6-bathroom triple-storey residence nestled in the prestigious coastal suburb of Ormiston. This magnificent family haven offers an impressive 700 square metres of living space on a fully fenced 783 square metre block, making it perfect for large families seeking space, comfort, and lifestyle excellence.

Designed for the ultimate family experience, this extraordinary home features eight generously sized bedrooms, each with built-in wardrobes, complemented by six well-appointed bathrooms including three luxurious ensuites. The thoughtful layout spans two levels, providing excellent separation and privacy for all family members.

- Four expansive lounge areas perfect for family gatherings and entertaining
- Dedicated study space ideal for working from home or children's homework
- Rumpus room and gym for active family living
- Modern dishwasher and premium appliances throughout

Climate control is effortless with ducted heating and cooling systems, plus air conditioning throughout ensuring year-round comfort. The open fireplace creates a cozy focal point for cooler evenings, while the ducted vacuum system makes housekeeping a breeze.

Step outside to discover your own private resort with an in-ground swimming pool as the centrepiece of the outdoor entertainment area. The expansive deck and balcony provide multiple spaces for alfresco dining and relaxation, while the fully enclosed property ensures complete privacy and security for family enjoyment.

8 BED | 6 BATH | 6 CAR

PRICE:

Expression of Interest

OPEN FOR INSPECTION:

May 23 at 10:00am - 10:30am



**Lukas Puljic**  
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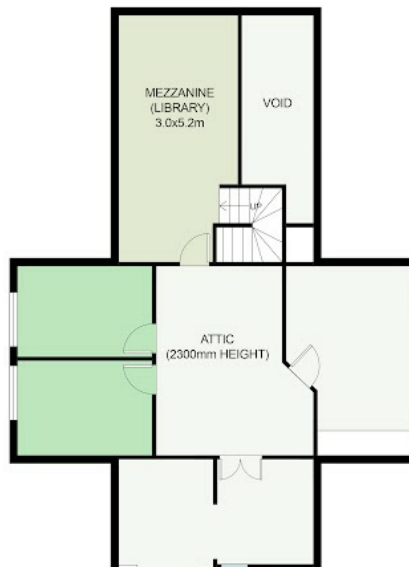
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LEVEL 1

LEVEL 2



LEVEL 3

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.