



10/307-309 Old Cleveland Road East, Capalaba

## SOLD BY JAMES AND GRAEME CARMICHAEL

Please Note: Virtual staging has been used in photos

Positioned within a well-maintained complex along Old Cleveland Road East, 10/307—309 offers a practical and low-maintenance lifestyle ideal for first home buyers, downsizers, or investors. With a functional layout, private outdoor space, and access to shared complex amenities, the property presents a solid opportunity in a highly convenient Capalaba location.

The home features an open-plan design with vaulted ceilings enhancing the sense of space, along with a private patio area that provides a comfortable place to relax or entertain.

### Property Highlights

#### Living, Layout & Comfort

- Open-plan living and dining area with air conditioning
- Vaulted ceilings creating added space and natural light
- Functional layout suited to low-maintenance living
- Ceiling fans throughout

#### Kitchen & Dining

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**FOR SALE**  
UNDER CONTRACT

#### AGENTS

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#### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

 **LJ Hooker**

- Practical kitchen with electric cooktop and oven
- Dishwasher included
- Well-positioned to service the main living and dining areas

#### Bedrooms, Bathroom & Laundry

- Two well-sized bedrooms with built-in wardrobes
- Ceiling fans in both bedrooms
- Main bathroom with quality finishes and separate bath

#### Outdoor & Entertaining

- Private outdoor patio area ideal for relaxing
- Low-maintenance outdoor space

#### Parking & Security

- Single car accommodation
- Security screens throughout
- Keypad entry providing added security

#### Complex Features

- Well-maintained complex with shared pool and recreational area

#### Prime Location

Capalaba is a central Redlands hub known for its convenience, access to major shopping centres, and strong transport links to both Brisbane and the bayside. Positioned along Old Cleveland Road East, this property offers immediate access to everyday amenities while remaining within a well-established residential setting.

- Capalaba Central Shopping Centre and Capalaba Park Shopping Centre
- Bus transport along Old Cleveland Road providing access to Brisbane CBD and surrounding suburbs
- " Local cafés, restaurants, and essential services
- Close proximity to schools and childcare options
- Easy access to major arterial roads connecting to Brisbane and the Redlands Coast

Offering a low-maintenance lifestyle with strong convenience and investment appeal, 10/307—309 Old Cleveland Road East presents an excellent opportunity to secure a well-positioned property in Capalaba.

#### Additional Features:

- Body Corporate: Approx. \$65 per week
- Rental Appraisal: Approx \$640 per week

All information provided is gathered from verified sources and owner-confirmed features; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; the listing may appear in a price range for website functionality purposes only.

## MORE DETAILS

Property ID	BU4GF2S
Property Type	Townhouse
House Size	73 m <sup>2</sup>
Land Area	87 m <sup>2</sup>
Including	Air Conditioning

**James Carmichael 0408 455 771**

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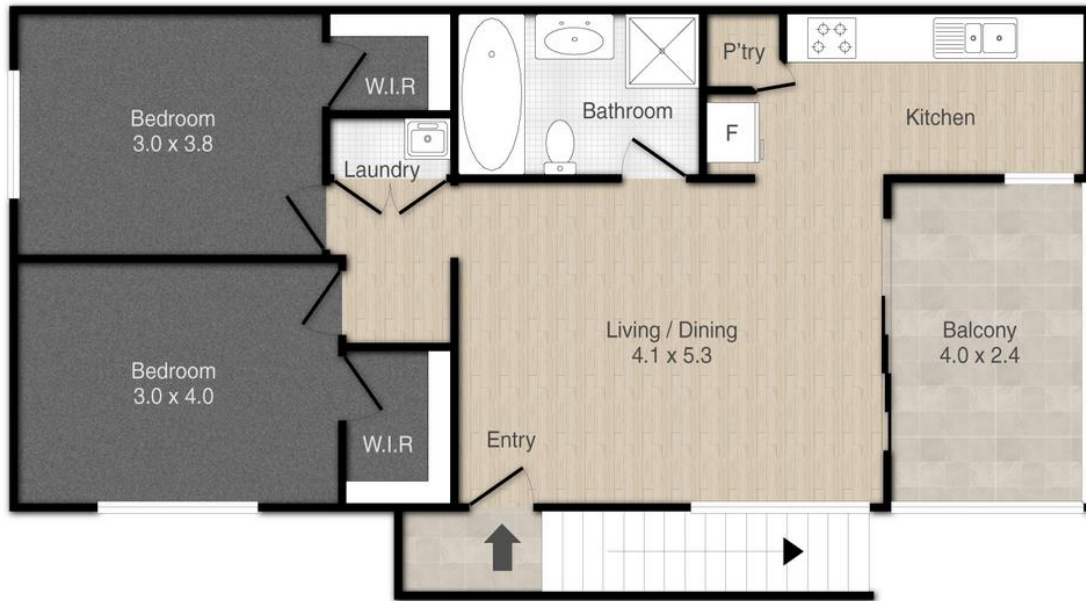
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Covered Area: 81m<sup>2</sup>



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