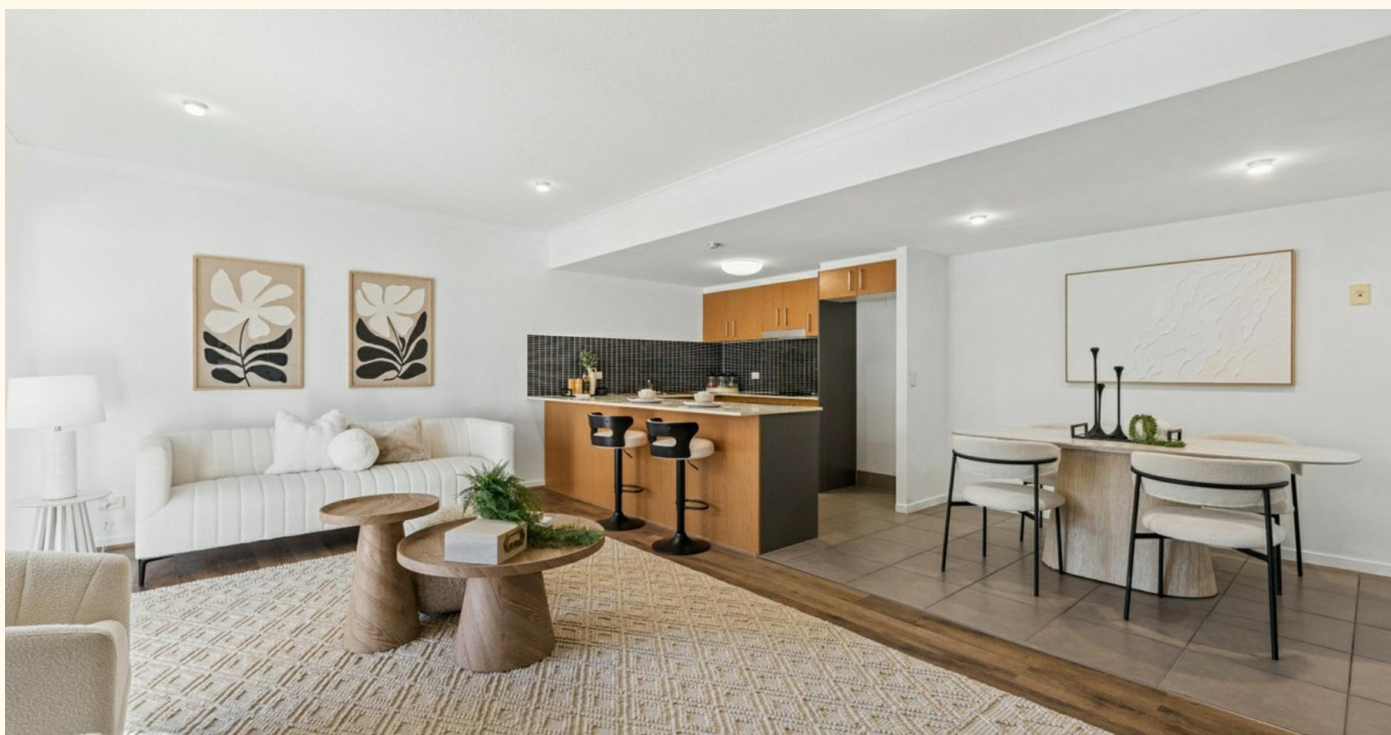




1/2 Fitzroy Street, Cleveland

Bayside Living with Everything at Your Doorstep - Huge 158m2 Unit

Wake up, step outside your own private gate and embrace the best of Cleveland on foot! Sprawling across the ground level with a generous courtyard, one-car accommodation and access to a rooftop entertaining area with Moreton Bay views, this ready-to-move-into apartment combines space, lifestyle and an exceptional bayside position opposite Raby Bay.

Top 5 Features at a Glance:

1. Ready-to-move-into bayside apartment with fresh new timber flooring
2. Sprawling ground-level layout with generous courtyard, direct street access plus 2nd patio and rooftop entertaining area with bay views.
3. Modern kitchen complete with stainless steel appliances.
4. Ensuted master bedroom with courtyard access.
5. Walk to Cleveland Central, trains, city buses, dining, entertainment and surrounding parklands.

Bright, spacious and wonderfully connected to the outdoors, this ground-level residence offers an easygoing lifestyle unmatched by

2 2 1

FOR SALE

\$799,000

VIEW

Thu 24th Sep @ 5:00PM - 5:30PM

AGENTS

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AGENCY

LJ Hooker Property Partners
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

any other. The open-plan living and dining zone forms the social heart of the apartment, with air conditioning for year-round comfort and sliding doors creating an effortless connection to the expansive full-length courtyard.

The modern kitchen sits neatly alongside the living and dining areas, featuring stainless steel appliances, plentiful cabinetry and a generous breakfast bar. It's a practical everyday workspace, while the open design makes entertaining easy.

Outside is where this apartment really sets itself apart. The generous tiled courtyard provides plenty of space to relax and entertain, while its pedestrian gate offers the added freedom of direct street access - simply step through the gate and set off towards Cleveland's shops, cafes, transport and bayside attractions without having to walk back through the complex. Residents also have access to a rooftop entertaining area capturing views across Moreton Bay, offering another inviting setting to unwind and enjoy the coastal surrounds.

Accommodation includes two well-proportioned bedrooms, both with built-in robes, ceiling fans and direct access out onto one of 2 outdoor patios. The spacious primary bedroom also enjoys its own ensuite, while the second bathroom incorporates the internal laundry for excellent everyday functionality. Security-screen doors add another practical touch, and one car space complete this highly convenient package.

And then there's the location. Positioned opposite Raby Bay, this is a fantastic base for enjoying Cleveland's bayside lifestyle while keeping everyday essentials within easy walking reach. Cleveland Central Shopping Centre is approximately 400m away, putting Woolworths, Coles, cafes and more nearby; Cleveland train station is only 2 blocks away, while city bus services are approximately 150m from your door. Cleveland Sands Hotel and Redland Performing Arts Centre are also within walking reach, along with surrounding parklands for outdoor time with kids or pets.

Whether you're searching for an easy-care first home, a well-positioned investment or a bayside base for retirement, this apartment offers an enticing combination of generous proportions, private outdoor living and outstanding walkability.

Make the move to the bay and put Cleveland at your doorstep. Contact Peter & Kathy today to arrange your inspection and discover this superb ground-level opportunity.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with
Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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MORE DETAILS

Property ID	B562F4R
Property Type	Apartment
House Size	99.8 m2
Land Area	158 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor |
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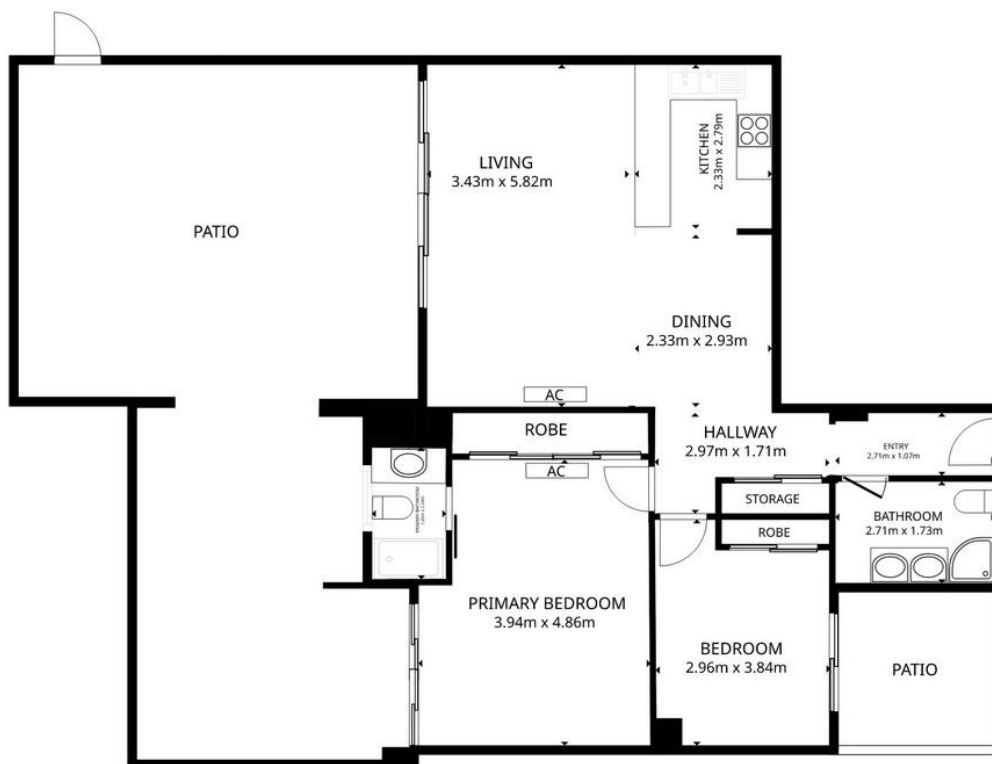
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FLOOR PLAN

PLANS AND LAYOUTS ARE NOT TO SCALE; DIMENSIONS ARE INDICATIVE ONLY. DETACHED STRUCTURES MAY NOT BE 1
INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

N POSITION.

