



25/45 Shore Street East, Cleveland

Sold By Ludwig Ehrke

SITUATED IN THE HIGHLY SOUGHT-AFTER 'TOONDAH OUTLOOK' COMPLEX, THIS APARTMENT IS IMMACULATEDLY PRESENTED AND OFFERS LUXURY LIVING WITH THE ADDED BENEFIT OF A SEPARATE 12M PARKING BAY FOR RV OR CARAVAN, 2 CAR ACCOMMODATION SIDE BY SIDE & A SECURE STORAGE CAGE.

- Spacious layout with 3 bedrooms or 2 + media room plus additional built-in study nook
- Modern designer kitchen with ample storage, stone bench tops & casual breakfast bar
- Spacious, light-filled open-plan living and dining spaces
- High ceilings and quality fixtures throughout
- Generous master suite with walk-in robe and stylish ensuite featuring floor to ceiling tiles
- Expansive full-width balcony fitted with shutters —can be enclosed for seamless indoor/outdoor living and an extended entertaining area
- Overlooks the beautifully maintained pool and garden surrounds
- Resort-standard facilities including pool, sauna, and gym
- Secure RV parking space + 2 car accommodation + storage cage
- Well-equipped workshop/hobby room
- Function rooms, meeting room, and beautifully maintained common areas

3 2 4

FOR SALE
\$1,390,000

AGENTS

Alex Mitchell
0418 540 179
amitchell.cleveland@ljh.com.au

Nyree Ewings
0404 138 785
newings@ljhpc.com.au

AGENCY

LJ Hooker Property Centre
(07) 3286 2500

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.



- Walking distance to Cleveland town centre, Toondah Harbour, shops, and amenities
- Easy access to Brisbane (35 mins) and the Gold Coast (45 mins)

QUALITY, CONVENIENCE AND PRESTIGE - ENJOY THE PERFECT BLEND OF PREMIUM FINISHES, CLEVER DESIGN, AND A RELAXED BAYSIDE LIFESTYLE. THIS IS YOUR OPPORTUNITY TO SECURE A STUNNINGLY PRESENTED APARTMENT IN ONE OF CLEVELAND'S MOST ICONIC ADDRESSES.

Additional Property Information:

- Owner Occupied
- Rates \$809.69 per quarter incl. water
- Body Corp \$144 per week
- Built 2019

MORE DETAILS

Property ID	BTHRF2S
Property Type	Apartment
Including	Balcony

Alex Mitchell 0418 540 179

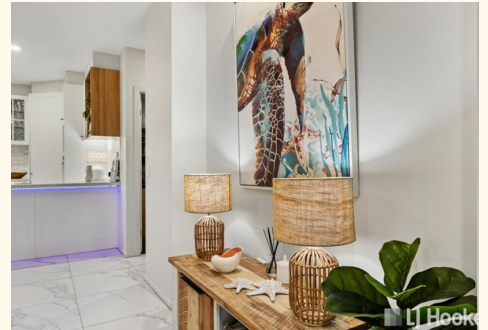
| amitchell.cleveland@ljh.com.au

Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd | newings@ljhpc.com.au

LJ Hooker Property Centre (07) 3286 2500

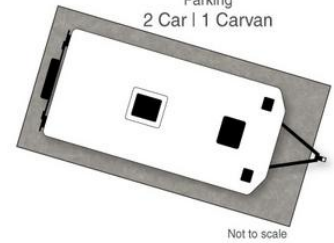
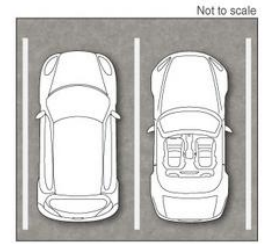
152-164 Shore St West, Raby Bay, Brisbane Qld 4163
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25/45 Shore Street East, Cleveland

House Area: 160m²

Nyree Ewings
LJ Hooker Property Centre



PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.

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LJ Hooker