



403/6 Fitzroy Street, Cleveland

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Sold By Nyree Ewings

POSITIONED IN THE HEART OF CLEVELAND, THIS BEAUTIFULLY PRESENTED 1-BEDROOM APARTMENT OFFERS A LUXURIOUS LIFESTYLE WITH EVERYTHING AT YOUR DOORSTEP. PERFECT FOR DOWNSIZERS, INVESTORS OR FIRST HOME BUYERS LOOKING FOR LOW-MAINTENANCE LIVING IN A PREMIUM LOCATION.

- Open-plan living and dining area with seamless indoor/outdoor flow
- Modern kitchen with stone benchtops, ample storage and quality appliances
- Spacious master bedroom with ensuite and built-in wardrobe
- Additional powder room for guests
- Private balcony capturing elevated outlooks from Level 4
- Secure basement parking plus lock-up storage space
- Lift access and intercom entry for convenience and security
- Access to resort-style facilities including pool, BBQ area and communal entertaining spaces

ENJOY THE BEST OF CLEVELAND LIVING WITH CAFES, SHOPS, TRANSPORT AND THE FORESHORE ALL WITHIN EASY REACH. THIS IS AN OUTSTANDING OPPORTUNITY IN A HIGHLY SOUGHT-AFTER COMPLEX.

Additional Property Information:

FOR SALE
\$675,000+

AGENTS

Nyree Ewings
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Alex Mitchell
0418 540 179
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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.



- Owner occupied
- Built 2020
- Rates approx. \$825 per qtr incl. water
- Body Corp fees \$109.54pw incl. insurance
- Rental appraisal \$500 - \$530 pw

MORE DETAILS

Property ID	BTNPF2S
Property Type	Apartment
Land Area	79 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Pool Balcony Dishwasher Built-in-Robes Secure Parking

Nyree Ewings 0404 138 785

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

Alex Mitchell 0418 540 179

| amitchell.cleveland@ljh.com.au

LJ Hooker Property Centre (07) 3286 2500

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House Area: 74m²

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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