



## Cleveland, 5/1 Fitzroy Street

Luxury Coastal Living in the Heart of Cleveland —One Fitzroy

Positioned within the prestigious One Fitzroy development, this exceptional ground floor apartment combines modern design with relaxed coastal living. This is a unique opportunity to secure an apartment in this highly sought-after community —perfect for downsizers, professionals, or lifestyle-driven buyers.

Offering 107m<sup>2</sup> of internal living and an expansive 55m<sup>2</sup> north-facing patio (including 15m<sup>2</sup> under cover), this spacious apartment is made for entertaining or simply enjoying the Queensland lifestyle in comfort and privacy. The patio is fully wired for TV and power and features wind-down screens for added sun protection and seclusion.

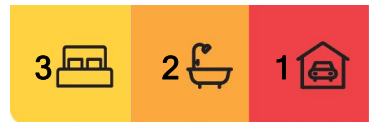
\*Generous open plan living, dining and kitchen with seamless indoor-outdoor flow.

\*Large entertainers' kitchen with stone benchtops, breakfast bar, pantry, electric oven and cooktop, dishwasher, plumbed fridge space and lots of storage.

\*Large master suite with his n hers built in robes, stylish ensuite and doors to the patio.



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/BTANF2S](http://ljhooker.com.au/BTANF2S)

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**(07) 3286 2500**

- \*2 further bedrooms —1 ideal for use as a second lounge.
- \*Modern family bathroom with shower (semi frameless shower screen), vanity and toilet.
- \*Separate study nook —ideal for a home office.
- \*European style laundry with sink and doors, linen cupboard.
- \*Extras include split-system air conditioning, ceiling fans, crimsafe doors to the patio, tiled throughout,
- \* Foxtel-ready and NBN
- \*Expansive 55m2 patio with 15m2 under cover and undercover clothesline.
- \*Secure underground car park and lockable storage facility
- \*On-site manager and secure building access, private resident facilities, including a BBQ and recreation area and car wash bay.
- \*Ideal location only a stroll into Cleveland CBD, the train station and restaurants and cafes at the marina. Lovely waterfront walks and parkland on the doorstep.

Location Highlights:

- \*Just 196m to Cleveland shopping precinct
- \*Only 621m to Cleveland train station
- \*Easy stroll to Raby Bay Beach, parks, RSL, bowling club & walking tracks
- \*Surrounded by cafes, restaurants and lifestyle amenities

Outgoings:

- \*Body Corporate: Approx. \$1247 per ¼ or \$96 per week (incl. insurance)
- \*Council Rates & Water: Approx. \$599.96 per 1/4

This is more than just an apartment —it's a lifestyle. Call now to arrange your private inspection!



## More About this Property

<b>Property ID</b>	BTANF2S
<b>Property Type</b>	Apartment
<b>Land Area</b>	167 m2
<b>Including</b>	Air Conditioning

**Karen Renouf 0413 473 461**

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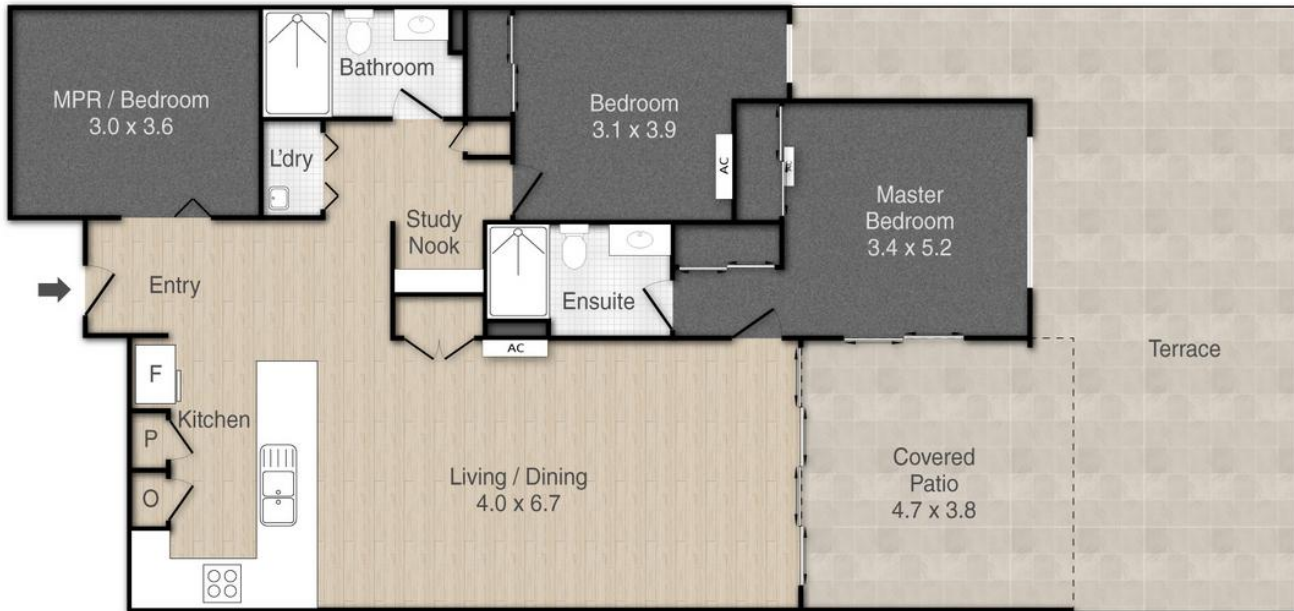
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Approx Covered Area: 108m<sup>2</sup>

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.

*Team Renouf* **LJ Hooker**  
Property Centre

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