



10 Crosby Place, Cleveland

## Sold By Nyree Ewings




IMMACULATLY MAINTAINED & PRESENTED - THIS SPACIOUS OPEN PLAN HOME OFFERS MULTIPLE LIVING AREAS AND A PRIVATE OUTDOOR ALFRESCO - IDEAL FOR RETIREES, FAMILIES AND INVESTORS!

- Modern hostess kitchen with breakfast bar for casual meals and ample storage
- " 4 Good sized bedrooms —master with walk-in robe & ensuite
- Large separate lounge plus tiled casual living & dining areas
- Ducted air-conditioning throughout for all year round comfort
- Large covered outdoor entertaining to enjoy cool bay breezes
- " Secure 600m2 block with side access for trailer etc
- " Fully fenced yard —ideal for kids & pets
- Quiet cul-de-sac position close to local shops, parks, transport, schools & Cleveland CBD
- Excellent tenant in place that would like to stay on

TUCKED AWAY IN A PRIVATE POSITION YET CLOSE TO EVERYTHING —THIS IS A FANTASTIC FAMILY OPPORTUNITY IN A HIGHLY SOUGHT AFTER LOCATION! QUALITY LOWSET HOMES ARE HARD TO FIND IN CLEVELAND - DON'T MISS OUT ON THE EXCEPTIONAL OPPORTUNITY!

Additional Property Information:

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**  
\$1.25M+

### AGENTS

Nyree Ewings  
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### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

 **LJ Hooker**

Tenanted lease expiring 03/01/26  
Rates approx. \$1350pq incl. water  
New Rental Appraisal \$820 - \$850  
Built 2009

## MORE DETAILS

Property ID	BTS6F2S
Property Type	House
House Size	258 m2
Land Area	600 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Outdoor Entertaining Built-in-Robes

### Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings  
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### Alex Mitchell 0418 540 179

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### LJ Hooker Property Centre (07) 3286 2500

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# 10 Crosby Place, Cleveland

House Area: 258m<sup>2</sup>

*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**