



101 Passage Street, Cleveland

1/4 ACRE BLOCK WITH DEVELOPMENT OPPORTUNITY & QUALITY MODERN HOME!

LOCATION, LOCATION, LOCATION!!! OYSTER POINT IS THE ANSWER!
 ENDLESS OPTIONS... BUY AND HOLD, RENT IT OUT, DEVELOP NOW OR IN THE FUTURE OR SIMPLY MOVE IN, RELAX & ENJOY THIS SPACIOUS CHARACTER STYLE HOME BOASTING DUAL DRIVEWAYS & SIDE ACCESS TO SHED!

- Great street appeal and more than meets the eye inside
- Wide front verandah the perfect place for a wine & sunset
- Spacious lounge, separate family (could be 4th bed), casual lounge with cozy fireplace & dining
- Central kitchen is the heart of the home with ample storage
- 3 Generous bedrooms, master with WIR & huge ensuite
- Front bedroom could be used as home office or air BNB with own front entry in place
- Large garage with study/storage room and extra height ceilings
- Covered entertaining area overlooking rear yard - room for pool, kids & pets to play
- Tri steel shed with 2nd entertaining space/port behind
- Easy access to local schools, shops & transport

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FOR SALE
 BY NEGOTIATION

AGENTS

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

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



- Walk to waterfront parklands and walking trails

THIS HOME WILL ABSOLUTELY IMPRESS YOU WHETHER YOU'RE BUYING FOR YOURSELF OR AS A GREAT INVESTMENT IN A BLUE CHIP AREA FOR THE FUTURE. SUB-DIVIDE AND REBUILD OR KEEP THE MAIN HOUSE AND USE THE REAR ALOTMENT!

Additional Property Information:

- Owner Occupied
- Not heritage listed
- Rates approx. \$1347pq incl water.

MORE DETAILS

Property ID	BTQCF2S
Property Type	House
Land Area	1012 m2
Including	Study Dishwasher Outdoor Entertaining Floorboards Built-in-Robes

Nyree Ewings 0404 138 785

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

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LJ Hooker Property Centre (07) 3286 2500

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101 Passage Street, Cleveland

House Area: 216m²

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