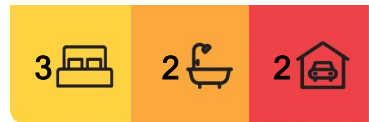


Cleveland, 12 John Street

Sold By Nyree Ewings

RARELY AVAILABLE IN THIS LOCATION WITH SO MUCH POTENTIAL FOR NOW AND THE FUTURE!!!

- * Positioned on a 632m² uniform-shaped corner block fronting John Street, offering both flexibility and functionality
- * 2 Level building features 3 bedrooms, an open-plan area, living room, kitchen, bathroom, and a balcony on the first floor, providing ample space for comfortable living
- * Ground floor includes a bedroom or office, alongside a large open-plan area ideal for storage or office use.
- * Convenient side access and a 6m x 6m* colorbond shed at the rear, perfect for additional storage or workshop space
- * Versatile layout and practical features, this property presents an excellent opportunity for a variety of uses, whether residential or mixed-use purposes.



For Sale
\$899,000

View
ljhooker.com.au/BSKFF2S

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LJ Hooker Property Centre
(07) 3286 2500

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.

The property's 'Principal Centre' zoning allows for a wide range of residential and commercial uses, offering significant flexibility for potential buyers. The current town plan permits development up to 20m, making it an attractive prospect for future growth. Coupled with its convenient location just minutes from the Cleveland CBD, this property presents a great opportunity for owner-occupiers, developers, or investors to secure a valuable landholding in an area with untapped potential and considerable scope for development.

Additional Property Information:

- Vacant
- Rental Appraisal
(Residential Lease \$600 - \$650 pw)
(Commercial Lease \$800 inc Outgoings + GST)
- Rates approx. \$1070 per quarter including water
- Built 1982

More About this Property

Property ID	BSKFF2S
Property Type	House
Land Area	632 m2
Including	Balcony

Nyree Ewings 0404 138 785

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

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