



## Cleveland, 127 Fitzroy Street

### HUGE BLOCK WITH STUNNING ENTERTAINING - GRANNY FLAT & SUB DIVISION POTENTIAL

IF YOU'VE BEEN SEARCHING FOR A GOOD OLD FASHIONED BIG BLOCK IN THE HEART OF CLEVELAND - THIS PROPERTY OFFERS YOUR FAMILY A PRIVATE LIFESTYLE WITH ROOM FOR THE TOYS/SHED PLUS HAS ROOM FOR A GRANNY FLAT/DEVELOPMENT POTENTIAL TOO!!

- \* 1000m2 flat block with 20m frontage can be developed to 2 x 500m2 (STCA)
- \* Versatile family floor plan with living over both levels and space for teenagers/work from home options
- \* Large modern kitchen with granite bench tops, ample storage & gourmet gas cooking and double ovens
- \* Spacious formal lounge, separate dining plus generous rumpus/pool room downstairs
- \* 3 Separate entertaining areas with Easterly aspect for cool bay breezes & natural light
- \* Drive through double garage (tandem) with epoxy flooring



**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**  
\$1.5M+

**View**  
Sat 28th Jun @ 11:00AM - 11:30AM

**Contact**  
**Nyree Ewings**  
0404 138 785  
newings@ljhpc.com.au  
**Alex Mitchell**  
0418 540 179  
amitchell.cleveland@ljh.com.au

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



- \* Massive 11.5m sparkling inground pool with timber deck and travertine tiles creating an entertaining oasis for the largest gatherings
- \* Side access to rear yard - room for boat/caravan too

CONVENIENTLY LOCATED WALKING DISTANCE TO CLEVELAND CBD, SCHOOLS, TRANSPORT AND LOCAL PARKS AND WATERFRONT - THIS HOME IS PACKED WITH POTENTIAL!! DON'T MISS OUT!!

Additional Property Information:

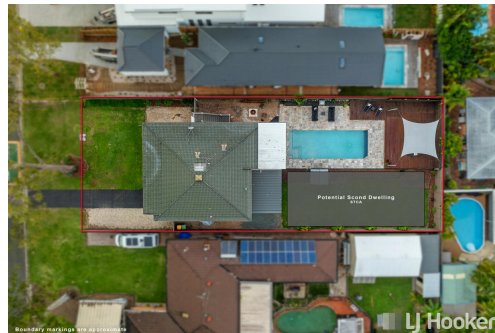
- Owner Occupied
- Rates TBA
- Rental Appraisal approx. \$950 per week

## More About this Property

Property ID	BT7CF2S
Property Type	House
House Size	438 m2
Land Area	1000 m2
Including	Pool Deck Dishwasher Floorboards Built-in-Robes Water Tank

**Nyree Ewings 0404 138 785**  
 High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd | [newings@ljhpc.com.au](mailto:newings@ljhpc.com.au)  
**Alex Mitchell 0418 540 179**  
 | [amitchell.cleveland@ljh.com.au](mailto:amitchell.cleveland@ljh.com.au)

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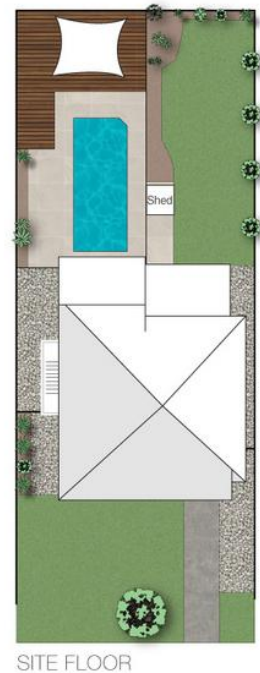
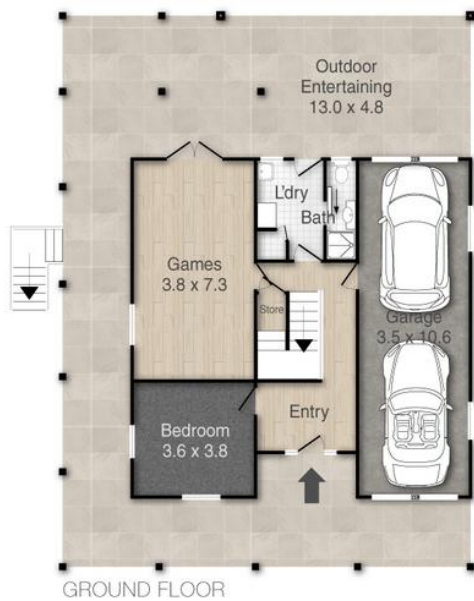
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# 127 Fitzroy Street, Cleveland

House Area: 438m<sup>2</sup>

*Nyree Twings*

**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.

