

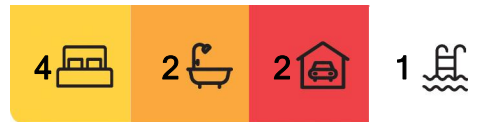


Boundary markings are approximate



Cleveland, 13 Julieanne Court

SOLD BY NYREE EWINGS



FANTASTIC OPPORTUNITY TO OWN A MODERN, WELL APPOINTED FAMILY HOME ON A LARGE 806SQM BLOCK IN A DESIRABLE FAMILY FRIENDLY CUL DE SAC. THIS SPACIOUS PROPERTY OFFERS AMPLE ROOM FOR ALL YOUR TOYS

For Sale
BY NEGOTIATION

View
ljhooker.com.au/BSX8F2S

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

- * Huge covered entertainment area
- * Sparkling in-ground swimming pool with space for the kids to play
- * Wide side access leading to double shed/workshop at the rear
- * Stylish and modern kitchen with ample storage.
- * Open plan living and dining area that flows seamlessly
- * Generous size master bedroom with walk-in robe and ensuite
- * Versatile floorplan with three additional bedrooms
- * 806m2 block with 20.2m frontage —ideal for future subdivision (STCA)
- * 6.6Kw Solar power to help reduce the cost of living



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.

LOCATED WITHIN WALKING DISTANCE TO PARKS, SCHOOLS, SPORT GROUNDS, BIKE-WAYS AND THE WATERS EDGE. THIS PROPERTY OFFERS THE PERFECT COMBINATION OF CONVENIENCE AND LIFESTYLE. DON'T MISS YOUR OPPORTUNITY TO SECURE YOUR FUTURE, CONTACT US TODAY TO ARRANGE AN INSPECTION.

Additional Property Information:

- Owner occupied
- Built 1985
- Rates approx. \$1,200 per qtr incl. water
- Rental appraisal \$950-\$980pw

More About this Property

Property ID	BSX8F2S
Property Type	House
Land Area	806 m2
Including	Pool Outdoor Entertaining

Nyree Ewings 0404 138 785

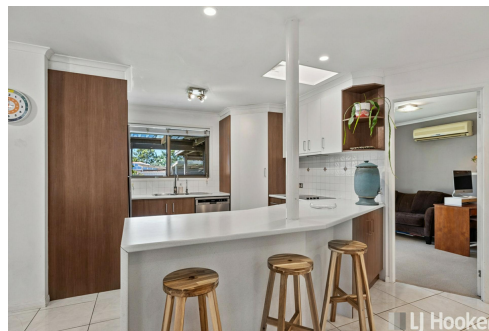
High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd |
newings@ljhpc.com.au

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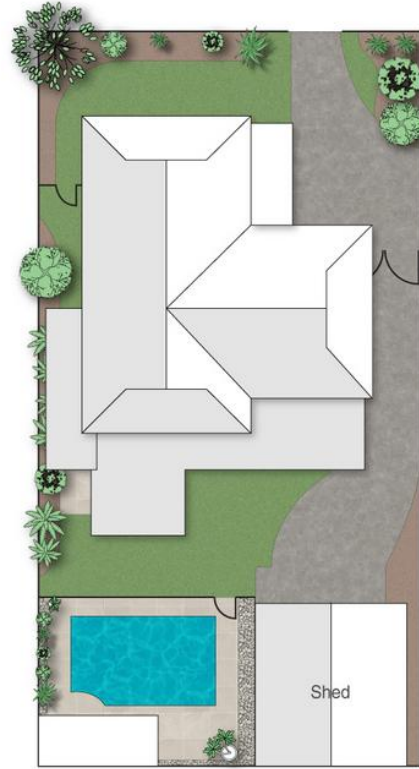
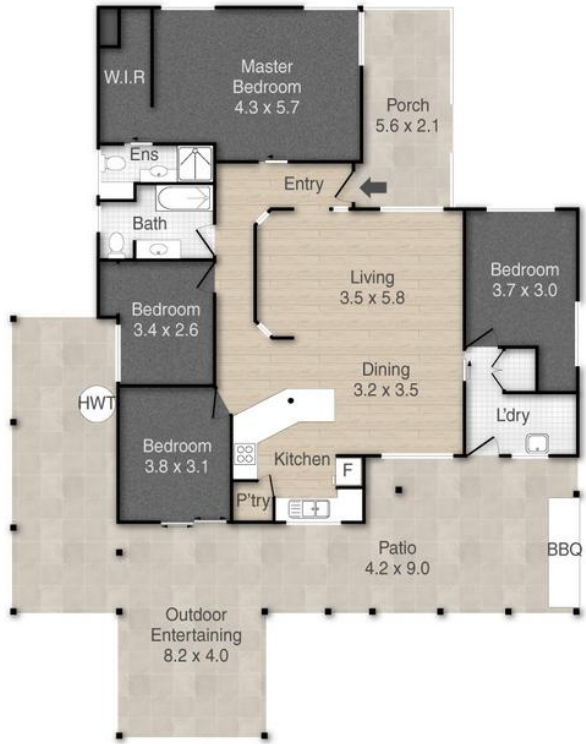
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13 Julieanne Court, Cleveland

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Nyree Ewings Properties

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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