

14a Riseborough Terrace, Cleveland

## Sold By Nyree Ewings

Where coastal lifestyle meets everyday convenience! Welcome to 14A Riseborough Terrace, a near-new Hamptons-inspired home that proves you don't have to choose between stylish modern living and room for the whole family. Here, you truly get both.

Nestled at the end of an elevated, quiet cul-de-sac where kids still ride their bikes together and neighbours look out for each other, this beautifully finished home offers privacy, practicality and premium comfort, with room to add your dream pool and alfresco oasis when you're ready.

Why you'll love living here:

- Generous 659m<sup>2</sup> block - a rare find for a modern home in Cleveland
- filled open plan kitchen, dining & living with seamless indoor—outdoor flow
- Designer kitchen with stone benchtops, extended cabinetry, gas cooktop, dishwasher & walk-in pantry
- Four bedrooms + media room/teen retreat ideal as a 5th bedroom or WFH zone
- Private rear master suite with walk-in robe and dual-vanity ensuite
- Large main bathroom with deep bathtub + convenient powder room downstairs

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### FOR SALE

Offers Over \$1.3M

### AGENTS

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### AGENCY

LJ Hooker Property Centre  
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 LJ Hooker

- High ceilings, LED downlights & premium tile + plush carpet throughout
- Fully security-screened to enjoy breezes day and night
- Zoned ducted reverse-cycle air-conditioning & solar power for efficient comfort
- Under-stair and large linen storage, plus internal laundry with outdoor access
- Side access for future parking, carport or pool - flat yard ready to go
- External power & taps for easy outdoor living
- Beautiful leafy outlooks and birdsong every morning

#### The Lifestyle:

- Stroll to bushland walking trails and local playgrounds
- Walk or ride to nearby cafes, IGA and sporting clubs (touch footy, tennis courts & gymnastics)
- Minutes to Cleveland's dining precinct, Raby Bay foreshore and the marina
- Close to Redlands Hospital, medical precincts and excellent schools

Built in 2022 and lovingly maintained by owner-occupiers, this low-maintenance home is move-in ready, with the flexibility to add your personal touch over time. A stylish modern home and genuine family space - finally, you can have both. Be quick, homes like this don't last!

#### Additional Details

- " Rates approx. \$1,160 per quarter incl. water
- " Rental appraisal: \$920—\$970 per week
- 5G internet currently in use
- Built 2022
- Owner Occupied

#### MORE DETAILS

Property ID	BTPDF2S
Property Type	House
House Size	238 m2
Land Area	659 m2
Including	Air Conditioning Outdoor Entertaining

#### Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings  
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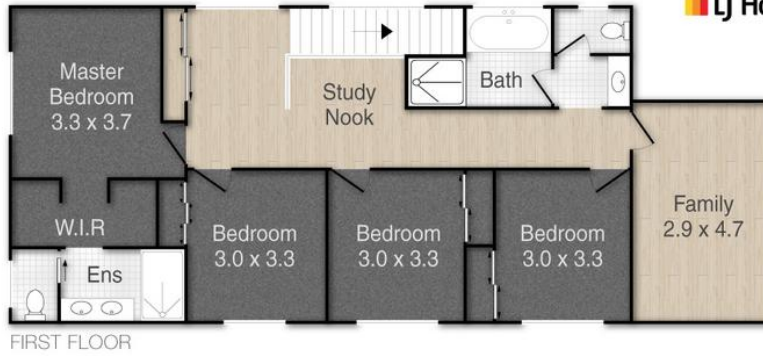


# 14a Riseborough Terrace, Cleveland

House Area: 238m<sup>2</sup>

*Nyree Ewings*

**LJ Hooker Property Centre**



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