

## Cleveland, 17 Riseborough Terrace

SOLD BY JAMES AND GRAEME CARMICHAEL

Situated in the tranquil enclave of 17 Riseborough Terrace, Cleveland, this HIA award-winning residence by Kybro Construction epitomises contemporary family living. Nestled in a picturesque, leafy cul-de-sac, this meticulously crafted home combines architectural brilliance with premium finishes, offering a lifestyle of comfort, elegance, and convenience. A true hidden gem, this property is a sanctuary for discerning buyers seeking a harmonious blend of luxury and practicality.

Key Features of this Exquisite Home:

- \*Architectural Excellence: An award-winning design by Kybro Construction, showcasing impeccable craftsmanship.
- \*Spacious Living: A thoughtfully designed floor plan with ample space for large families, featuring three distinct living areas.
- \*Sophisticated Interiors: Open-plan living and dining areas seamlessly connected by



**For Sale**  
FOR SALE

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

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polished timber flooring.

\*Gourmet Kitchen: A chef's delight with abundant cabinetry and a premium Miele dishwasher, perfect for culinary enthusiasts.

\*Outdoor Entertaining: Step onto the polished timber deck, an entertainer's paradise overlooking the Beadcrete glass interior swimming pool by Majestic Pools. This serene retreat is surrounded by lush tropical landscaping and flourishing fruit trees.

\*Master Retreat: A spacious master suite with a walk-in wardrobe and private ensuite, offering a haven of relaxation.

\*Luxurious Bathrooms: Beautifully updated with contemporary tapware and basins.

\*Comfort Year-Round: Actron ducted air conditioning and ceiling fans provide optimal climate control.

\*Eco-Friendly Features: Solar panels ensure sustainable living and reduced energy costs.

\*Secure and Functional: Oversized double garage with textured coloured flooring and a Bosch back-to-base alarm system for peace of mind.

#### An Envidable Location:

\*Leisure & Lifestyle: Moments from the vibrant Raby Bay Harbourside precinct, brimming with cafes, restaurants, and waterfront dining.

\*Educational Proximity: Walking distance to Thornlands State School and convenient access to quality educational institutions.

\*Connectivity: Close to bus routes and Cleveland's transport hub, including train services.

\*Outdoor Escapes: Easy access to Toondah Harbour for seamless ferry trips to North Stradbroke Island, perfect for weekend getaways.

\*Community Amenities: Nearby sporting fields, parks, and local shops add to the area's appeal.

This distinguished residence combines timeless design with modern functionality, set in an idyllic location that caters to every aspect of family life. Whether hosting gatherings on the expansive deck or enjoying quiet moments by the pool, this home is as versatile as it is luxurious.

Don't miss this rare opportunity to secure a property of unparalleled quality and charm in Cleveland's sought-after precinct.

#### Additional Information:

\* Owner Occupied

\* Rental Appraisal: \$1,100-\$1,200 per week

\* Rates: \$1,330 per quarter (including water)

\* NBN Ready



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## More About this Property

<b>Property ID</b>	BSW9F2S
<b>Property Type</b>	House
<b>House Size</b>	241 m2
<b>Land Area</b>	616 m2
<b>Including</b>	Deck Solar Panels

**James Carmichael 0408 455 771**

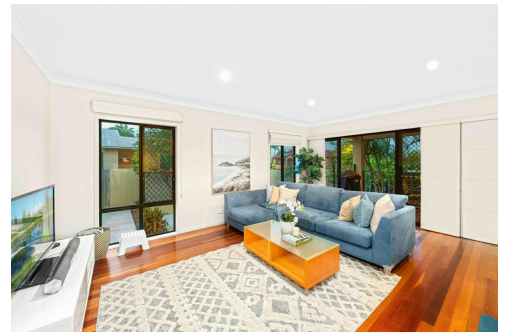
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.