

**Sold**



2 Gregory Court, Cleveland

## Sold By Nyree Ewings

NESTLED IN A PEACEFUL, CUL-DE-SAC, THIS QUALITY LOWSET SPACIOUS HOME OFFERS THE PERFECT BLEND OF COMFORT, FUNCTIONALITY, AND POSITION. DESIGNED FOR EASY LIVING, IT BOASTS AN OPEN-PLAN LAYOUT, MULTIPLE LIVING ZONES, AND A GENEROUS SIZED BACKYARD WITH SIDE ACCESS — PERFECT FOR GROWING FAMILIES OR DOWNSIZERS WHO NEED SPACE FOR THE CARAVAN OR BOAT AND DON'T WANT TO COMPROMISE ON SIZE.

- 4 bedrooms, including master with walk-in robe and ensuite
- Generous living with separate formal lounge & dining, casual tiled living off kitchen plus oversized rumpus room with split air-conditioning
- " Central hostess kitchen overlooks the paved entertainment area — ideal for gatherings
- " Side access to a double lock-up garage —bring the caravan, boat, or trailer, as it has covered parking at front
- Large fully fenced backyard with room for a pool, play area or extra shed

Minutes to Cleveland's cafes, restaurants, harbourside precinct, train station, and an array of state and private schools (catchment for Cleveland District State High School). Enjoy bayside walks, weekend markets and a great community.

4 2 4

**FOR SALE**  
\$1.1M+

### AGENTS

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### AGENCY

LJ Hooker Property Centre  
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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.

LJ Hooker

WHETHER YOU'RE UPSIZING, DOWNSIZING, OR INVESTING — THIS PROPERTY TICKS ALL THE BOXES! BE QUICK HOMES IN THIS TIGHTLY HELD POCKET DO NOT LAST LONG. CONTACT US TODAY TO ARRANGE YOUR INSPECTION.

Additional Property Information:

- Tenanted \$750pw until 22/01/26 - (digital furniture has been added to images)
- Built 1995
- Rates approx. \$1,290 including water usage
- Rental appraisal \$770-\$800/week

**MORE DETAILS**

Property ID	BTJ9F2S
Property Type	House
House Size	228 m2
Land Area	700 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

**Nyree Ewings 0404 138 785**

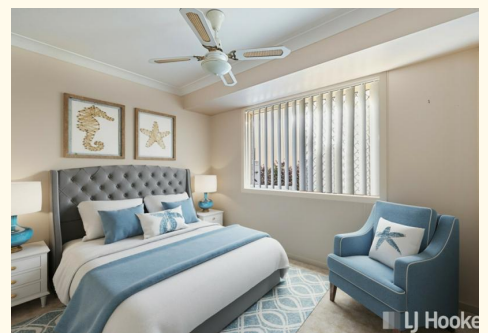
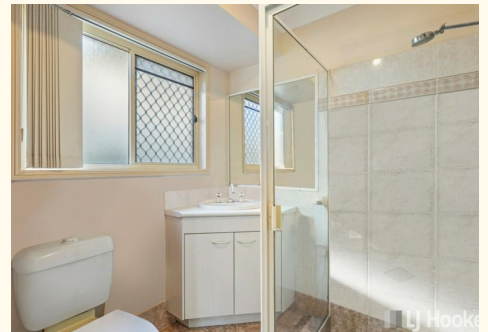
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House Area: 228m<sup>2</sup>

*Nyree Ewings*

**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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**LJ Hooker**