

2 Katandra Court, Cleveland

## SOLD BY JAMES AND GRAEME CARMICHAEL

Welcome to 2 Katandra Court, Cleveland - a spacious 5 bedroom, 2 bathroom, 2 car home set on a generous 809 m<sup>2</sup> block in one of Cleveland's most convenient and family-friendly pockets. Designed for easy entertaining and everyday comfort, this property offers excellent indoor—outdoor flow, a sparkling pool, and a large powered shed with drive-through access.

### Property Highlights




#### Living, Layout & Comfort

- Open-plan kitchen and living area with air conditioning, perfect for relaxed family living
- Study nook ideal for homework, hobbies, or working from home
- LED lighting throughout for modern, energy-efficient living

#### Kitchen & Outdoor Flow

- Spacious kitchen positioned at the heart of the home
- Large covered entertaining area connecting seamlessly from the kitchen to the pool - perfect for gatherings and weekend BBQs
- " Excellent indoor—outdoor flow for year-round entertaining

#### Bedrooms & Bathrooms

5  2  2 

**FOR SALE**  
UNDER CONTRACT

### AGENTS

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### AGENCY

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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**

- Five generous bedrooms offering flexibility for families and guests
- Two bathrooms conveniently servicing both levels of the home

#### Garage, Storage & Outdoor Features

- Drive-through access to a double powered shed - ideal for storage, a workshop, or extra vehicles.
- Side access - Extra parking for trailers, caravan or boat
- ground pool surrounded by a generous entertaining area
- 14 solar panels helping reduce running costs
- Fully fenced yard with space for kids and pets

#### Additional Features

- NBN connected
- Owner-occupied
- Rates: \$1,279.46 Per Quarter
- Rental Appraisal Approx: \$1,150 Per Week

#### Prime Location

Perfectly positioned for family convenience and lifestyle:

- Nestled in a quiet cul-de-sac, providing privacy and minimal through traffic
- Walking distance to Cleveland District State High School, making school runs easy and stress-free
- Around the corner from Redlands United Football Club and local sporting fields - ideal for active families
- Just minutes to Cleveland Train Station for an easy commute to Brisbane
- Close to Cleveland Central Shopping Centre, Woolworths, cafés, and dining options
- Short drive to Raby Bay Harbour, the foreshore, and scenic walking tracks
- Situated within a friendly community known for its bayside charm and strong local schools

Combining a generous block, entertainer's layout, and a fantastic family position, this home offers the space, comfort, and location that Cleveland living is known for.

Disclaimer: All information provided is gathered from verified sources and owner-confirmed features; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; the listing may appear in a price range for website functionality purposes only.

#### MORE DETAILS

Property ID	BTRSF2S
Property Type	House
House Size	296 m2
Land Area	809 m2
Including	Air Conditioning Solar Panels

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GROUND FLOOR



FIRST FLOOR

**2 Katandra Court, Cleveland**

Covered Area: 296m<sup>2</sup>



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