



206A Coburg Street West, Cleveland

## Sold By Nyree Ewings

LEGAL HEIGHT UNDERNEATH - IMMACULATLY PRESENTED - BOTH LEVELS OF THIS BEAUTIFUL CHARACTER FILLED HOME OFFERS BEDROOM, BATHROOM & LIVING MAKING IT THE PERFECT HOME TO RENT OUT UNDERNEATH OR BRING THE LIVE-AT-HOME ADULTS FOR SEPARATE LIVING QUARTERS

### UPPER LEVEL CONSISTS OF:

- Large modern kitchen with stainless steel appliances & ample storage
- 3 bedrooms including spacious master with access to Juliette balcony
- Gorgeous high ceilings plus polished timber floors
- Modernised bathroom and dual vanities
- Large private timber decked entertaining area

### GROUND LEVEL CONSISTS OF:

- Private entry to contained separate living quarters
- Large living area plus separate bedroom
- Large modern bathroom
- Ideal for large home business - accountant, hairdresser, beauty therapy
- Separate entertaining & access to rear yard

LONG WIDE DRIVEWAY FOR ADDITIONAL CAR PARKING PLUS

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**FOR SALE**  
BY NEGOTIATION

### AGENTS

Nyree Ewings  
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Alex Mitchell  
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### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

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.



ROOM FOR VAN OR TRAILER. CENTRALLY LOCATED WALKING DISTANCE TO CLEVELAND'S SHOPS, SCHOOLS & TRANSPORT.

THERE IS MORE THAN MEETS THE EYE HERE - INSPECTION WILL IMPRESS YOU.

Additional Property Information:

- Owner occupied
- Rates approx. \$TBA
- Rental appraisal \$830 - \$850 pw

## MORE DETAILS

Property ID	BTN4F2S
Property Type	House
Land Area	534 m2
Including	Balcony Deck Outdoor Entertaining

### Nyree Ewings 0404 138 785

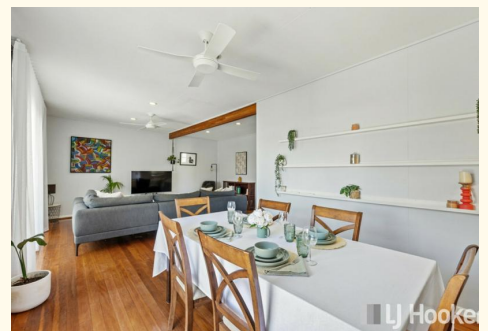
High Performance Agent - Independent Contractor - Nyree Ewings  
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### Alex Mitchell 0418 540 179

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# 206A Coburg Street W, Cleveland

House Area: 356m<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