



## Cleveland, 21 Omega Avenue

SOLD BY NYREE EWINGS

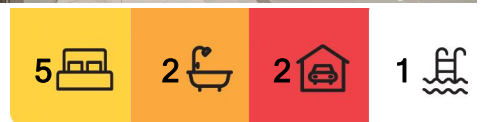
RARELY AVAILABLE EXECUTIVE LOWSET HOME - ALL THE HARD WORK HAS BEEN DONE

THIS IMMACULATELY PRESENTED HAMPTONS INSPIRED HOME OFFERS YOU A SPACIOUS, VERSATILE FLOOR PLAN WITH AMPLE ROOM FOR GUESTS WITHOUT COMPROMISING ON QUALITY, PRIVACY & LIVABILITY!

- \* Impressive entertainers kitchen featuring shaker style cabinetry, walk-in pantry, feature mood lighting stone benchtops and bi-fold servery window
- \* Spacious formal lounge, tiled casual dining & second living area opening to the outdoors
- \* 4 Bedrooms plus study and separate workshop space accessed from garage (epoxy floors)
- \* Fully renovated master ensuite featuring floor-to-ceiling tiles and dual vanity
- \* Spacious renovated main bathroom with a separate powder room for added convenience



**Disclaimer:** 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.



**For Sale**  
Offers Over \$1,600,000

**View**  
[ljhooker.com.au/BT9GF2S](http://ljhooker.com.au/BT9GF2S)

**Contact**  
**Nyree Ewings**  
0404 138 785  
newings@ljhpc.com.au  
**Alex Mitchell**  
0418 540 179  
amitchell.cleveland@ljh.com.au

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

- \* Oversized entertaining area featuring travertine tiles extended around pool area
- \* Ducted air conditioning for all year round comfort
- \* Stylish plantation shutters throughout with Crimsafe security screens
- \* Solar power to help reduce the cost of living
- \* Vacuumaid, alarm & security cameras for peace of mind
- \* Double remote garage with wide aggregate driveway, providing extra off-street parking

LOCATED IN THE CAPE CLEVELAND ESTATE WITH EASY ACCESS TO WALKING TRAILS, BUSHLAND AND DOG PARKS - OPPORTUNITIES LIKE THIS DON'T COME AROUND OFTEN... DONT' MISS THIS OUTSTANDING HOME!

Additional Property Information:

- Owner Occupied
- Built 1995
- Rental appraisal \$1100 - \$1200 per week
- Rates TBA

## More About this Property

<b>Property ID</b>	BT9GF2S
<b>Property Type</b>	House
<b>House Size</b>	307 m2
<b>Land Area</b>	750 m2
<b>Including</b>	Study Air Conditioning Pool Dishwasher Workshop Built-in-Robes Fully Fenced Remote Garage Solar Panels

**Nyree Ewings 0404 138 785**

High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd | newings@ljhpc.com.au

**Alex Mitchell 0418 540 179**

| amitchell.cleveland@ljh.com.au

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

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# 21 Omega Avenue, Cleveland

House Area: 307m<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.