



22 Dell Street, Cleveland

## Sold By Ludwig Ehrke

OFFERED FOR SALE FOR THE FIRST TIME IN 40 YEARS... THIS ONE OFF DESIGN AND PLAN IS SURE TO IMPRESS WITH ROOM FOR THE KIDS TO GROW AND SPACE FOR EXTRA PARKING FOR BOAT/CARAVAN

- Modernized entertainer's kitchen with butlers pantry, extended cabinetry & stone tops
- Formal lounge, casual dining and huge family/rumpus room
- 4 bedrooms plus separate home office/study, master with roomy modern ensuite
- Private entertaining with remote blinds overlooking family inground pool
- Tri steel shed / work shop 6m x 3m with power and lights
- Double garage with internal access, single carport and wide driveway for off street parking
- Solar power to help reduce the cost of living

WALKING DISTANCE TO LOCAL SCHOOLS, SHOPS & TRANSPORT... RELAX AND ENJOY EVERYTHING YOU'VE IMAGINED IN YOUR NEXT FAMILY HOME IN THE HEART OF CLEVELAND!

Additional Property Information:

- Owner Occupied

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.

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**FOR SALE**  
\$1.25M+

### AGENTS

Alex Mitchell  
0418 540 179  
amitchell.cleveland@ljh.com.au

Nyree Ewings  
0404 138 785  
newings@ljhpc.com.au

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

LJ Hooker

- Rates approx. \$1260 per qtr incl. water
- Rental Appraisal \$950 per week

## MORE DETAILS

Property ID	BTVQF2S
Property Type	House
Land Area	704 m2
Including	Pool
	Outdoor Entertaining
	Solar Panels

**Alex Mitchell 0418 540 179**

| [amitchell.cleveland@ljh.com.au](mailto:amitchell.cleveland@ljh.com.au)

**Nyree Ewings 0404 138 785**

High Performance Agent - Independent Contractor - Nyree Ewings  
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**LJ Hooker Property Centre (07) 3286 2500**

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House Area: 265m<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**