



24 Phillip Street, Cleveland

## BIGGER THAN IT LOOKS — IMMACULATE FAMILY HOME WITH OVERSIZED BEDROOMS

Beautifully maintained and conveniently located, 24 Phillip Street offers a rare combination of space, comfort and investment security. Much larger than it appears from the street, this home is move-in ready with absolutely nothing to do.

A standout feature is the size of the bedrooms. All four are exceptionally spacious, while the master suite includes a walk-in robe and private ensuite. The separate media room provides flexibility as a second living area, home office or potential fifth bedroom.

The open-plan living and dining area flows effortlessly to the covered outdoor entertaining space and large backyard, creating the perfect setting for families, entertaining and everyday living.

Features You'll Love:

- Four oversized bedrooms with built in robes
- Master bedroom with walk-in robe and ensuite
- Separate media room or potential fifth bedroom
- Spacious open-plan living and dining area

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**  
Contact Agent

**VIEW**  
Sat 6th Jun @ 10:00AM - 10:30AM

**AGENTS**  
Courtney Brown  
0410 232 200  
cbrown@ljhpropertycentre.com.au

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

 **LJ Hooker**

- Covered outdoor entertaining patio
- Large backyard with plenty of room for kids and pets
- Freshly painted throughout
- Air-conditioning and ceiling fans throughout
- Security screens for added peace of mind
- Easy-care tiled living areas
- Double lock-up garage with drive-through access
- Room for a trailer, boat or extra vehicle
- Quiet, family-friendly location close to schools, shops and the bay

#### Investor Highlights:

- Excellent tenants in place
- Returning \$900 per week
- Lease secured until September 2026
- Immediate income from day one

Homes offering this level of presentation, space and return are rarely available. Whether you're expanding your investment portfolio or securing a future family home, this property is well worth your inspection.

Inspect this weekend and discover why this home is much bigger than you expect.

Please contact Courtney Brown 041023200 for more information.

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained therein.

#### MORE DETAILS

Property ID	BUBFF2S
Property Type	House
Land Area	541 m2
Including	Air Conditioning Outdoor Entertaining

#### Courtney Brown 0410 232 200

Independent Contractor - All About Selling Pty Ltd |  
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#### LJ Hooker Property Centre (07) 3286 2500

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