



## Cleveland, 25 Adam Street

SOLD BY JAMES AND GRAEME CARMICHAEL

Discover this 4 bedroom, 2 bathroom family home nestled on a generous 679m<sup>2</sup> block in the heart of Cleveland. Designed for modern living, this property offers comfort, space, and convenience for the whole family.

### Features:

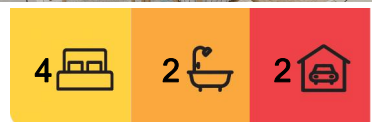
- \* Spacious Bedrooms: Four generously sized bedrooms, perfect for family living or hosting guests.
- \* Modern Bathrooms: Two well appointed bathrooms, including a master ensuite.
- \* Double Garage: Secure parking for two vehicles with additional storage space.
- \* Year-Round Comfort: Split system air conditioning and ceiling fans throughout.

### Location:

- \* Lifestyle: Close to scenic parklands, walking trails, and the stunning Raby Bay Foreshore. Perfect for outdoor enthusiasts and families who enjoy an active lifestyle.



**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**  
UNDER CONTRACT

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



- \* **Excellent Education Options:** Located within the catchment area for top-rated schools, both public and private.
- \* **Convenience at Your Doorstep:** Just minutes from Cleveland Central Shopping Centre, cafes, and boutique shops.
- \* **Easy Commute:** Short drive to Cleveland train station, providing direct access to Brisbane CBD.
- \* **Coastal Living:** Enjoy the relaxed coastal vibe with nearby boating, fishing, and waterfront dining options.

Don't miss your chance to secure this fantastic family home in a prime Cleveland location.

#### Additional Information:

- \* **Vacant Possession:** Tenants vacating end of January 2025
- \* **Rental Appraisal:** \$700 per week
- \* **Rates:** Approx. \$1,338 per quarter
- \* **NBN Ready**
- \* **Virtual Staging Has Been Used In Photos**

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Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

## More About this Property

|                      |                  |
|----------------------|------------------|
| <b>Property ID</b>   | BSX2F2S          |
| <b>Property Type</b> | House            |
| <b>House Size</b>    | 208 m2           |
| <b>Land Area</b>     | 679 m2           |
| <b>Including</b>     | Air Conditioning |

**James Carmichael 0408 455 771**

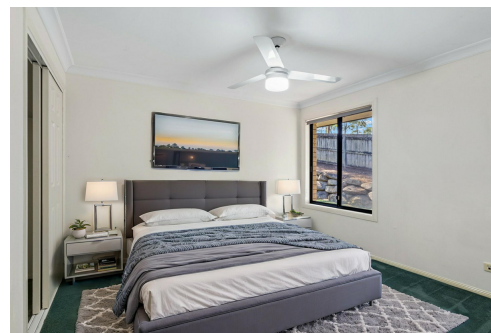
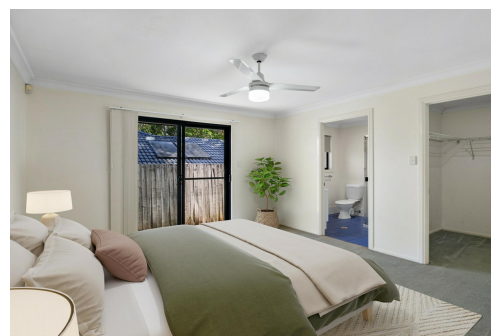
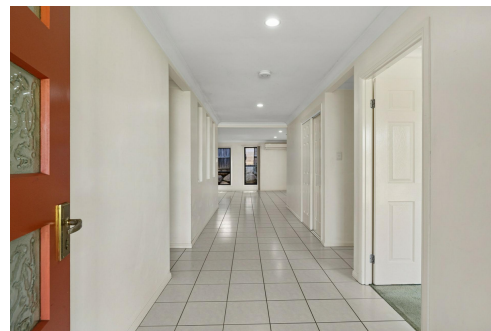
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PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS 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.