



Boundary markings are approximate

LJ Hooker



Cleveland, 26 Amelia Place

TRANQUIL, BAYSIDE FAMILY LIVING AT ITS BEST

Introducing 26 Amelia Place, Cleveland, a charming double-storey home nestled on a meticulously manicured block in a tranquil cul-de-sac. Positioned just a stone's throw away from the picturesque Goleby Esplanade foreshore, this residence captures the essence of coastal living, allowing you to bask in the refreshing bay breezes and savour the invigorating scent of the sea air.

Upon entry, the home welcomes you with beautiful tiled flooring that extends seamlessly through the family and kitchen areas. The formal living and dining spaces, adjacent and open, present an ideal setting for hosting dinner parties or intimate gatherings. The ground floor also boasts a versatile home office with built-in robes, providing the flexibility to serve as a fifth bedroom if desired. A convenient powder room ensures comfort for guests.

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For Sale

Offers Over \$1,190,000

View

ljhooker.com.au/BR5MF2S

Contact

Ming Body

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 **LJ Hooker**

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(07) 3286 2500

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.

The heart of the home lies in its beautiful kitchen, adorned with ample storage and featuring a substantial central island. Perfectly catering to culinary enthusiasts and social gatherings, this space is a focal point for daily activities. Step outside to the enormous outdoor entertaining area, complemented by cafe blinds, creating a versatile casual seating and dining space. From here, you can overlook the inviting inground swimming pool, enhancing the overall allure of the property.

Ascend the staircase to the upper level, where a well-appointed family bathroom with a separate toilet awaits, ensuring harmony during the morning rush. The master bedroom is a sanctuary for the heads of the house, offering a sumptuous ensuite with a large shower and a freestanding bath. A part-louvred wall adds a touch of sophistication, creating a high-end finish. The master suite also features a double-door entry to a walk-through wardrobe, providing a sense of luxury. Three additional spacious bedrooms, all with built-in robes, complete the upstairs living spaces, where ducted air conditioning ensures comfort year-round.

Located just minutes away from Cleveland & Thornlands State School, the water's edge, and a variety of shops and transport links in Cleveland, this exceptional family home is poised to welcome its new owners. With its blend of stylish design, practical features, and a prime location, 26 Amelia Place is a testament to the epitome of comfortable and sophisticated family living in the heart of Cleveland. Contact exclusive agent Ming Body today before this opportunity is whisked away.

At A Glance:

- 5 Bedroom two storey home with 2 ½ bathrooms
- Manicured gardens both front and back
- Quality displayed throughout
- Completely re-painted interior in October 2023
- 6 kilowatt solar system with 24 solar panels
- Garage floor recently recovered with epoxy finish
- Formal lounge, separate dining room and large separate living
- Enormous outdoor covered entertaining area overlooking 8 meters pool
- Gorgeous master suite with high-end bathroom and walk-through robe
- Ducted air-con throughout upstairs, ducted system in downstairs.
- Ceiling fans in all bedrooms.
- Security system installed
- Right near the foreshore and moments to local schools, shops and more

Year built: 1999

Rates: Approx. \$1,278/quarter

DISCLAIMER: In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained by



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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

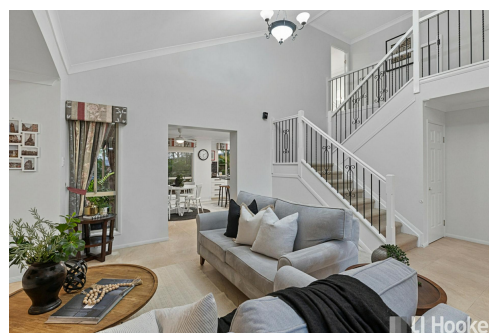
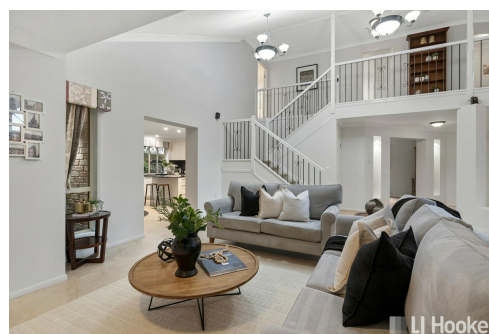
Property ID	BR5MF2S
Property Type	House
Land Area	705 m ²
Including	Ensuite Air Conditioning Outdoor Entertaining

Ming Body

Independent Contractor - Ming Enterprises Pty Ltd |
mbody@ljhpropertycentre.com.au

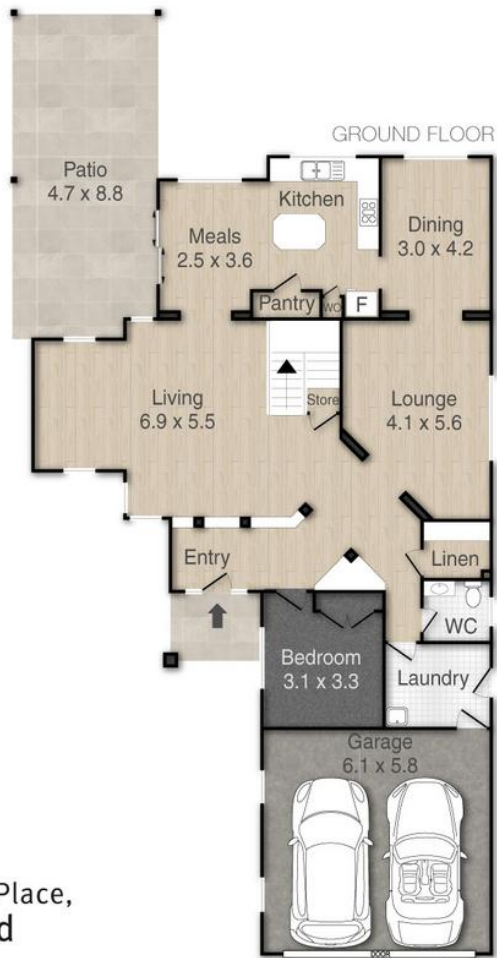
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Cleveland

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