



30 Dell Street, Cleveland

## Sold By Nyree Ewings

IF YOU'VE BEEN SEARCHING FOR A HOME WITH ROOM FOR THE CARAVAN/BOAT PLUS DOUBLE SHED & DOUBLE GARAGE....MAKE THIS FIRST ON YOUR LIST - IT HAS ALL THE ROOM FOR THE BOYS TOYS & MORE!!

- Impressive street appeal - well maintained 2 storey home
- Spacious living areas include separate lounge, dining and extra living upstairs
- Practical kitchen with good storage, stone bench tops & casual breakfast bar seating
- 3 Bedrooms plus study (upstairs living can easily be converted to 4th bedroom)
- Modernized ensuite and large main family bathroom both floor to ceiling tiled
- Large covered entertaining area overlooking gorgeous inground pool & gardens
- 6m x 6m Tri steel shed plus enclosed double carport & separate caravan space
- Solar panels to help with electricity costs
- Elevated position to capture cool bay breezes
- Easy walk to Cleveland High, IGA and local transport

THIS HOME HAS SO MUCH POTENTIAL AND IS SO EASY TO LIVE IN...

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.

3 2 5

**FOR SALE**  
\$1.15M+

### AGENTS

Nyree Ewings  
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Alex Mitchell  
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### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

LJ Hooker

PLENTY OF ROOM FOR THE KIDS AND PETS TO PLAY IN A CENTRAL CLEVELAND LOCATION!!

Additional Property Information:

- Owner Occupied
- Rates approx. \$1100 per quarter including water
- Rental Appraisal \$900-\$980 per week

## MORE DETAILS

Property ID	BTEDF2S
Property Type	House
House Size	246 m2
Land Area	766 m2
Including	Air Conditioning Deck Dishwasher Built-in-Robes Remote Garage Solar Panels

**Nyree Ewings 0404 138 785**

High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd | [newings@ljhpc.com.au](mailto:newings@ljhpc.com.au)

**Alex Mitchell 0418 540 179**

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House Area: 246m<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**