



37 Omega Avenue, Cleveland

Sold By Nyree Ewings

THE BEST DUAL LIVING EXECUTIVE MANSION THERE IS!!!
73SQS OF UNRIVALLED QUALITY WITH WATERFRONT
PARKLANDS TO ENJOY

WELCOME TO ONE OF CLEVELAND'S MOST STRIKING
RESIDENCES —A PROPERTY THAT OFFERS SPACE,
GRANDEUR AND FUNCTIONALITY ALL IN ONE. WITH OVER
683SQM OF LIVING ON AN 882SQM BLOCK, THIS IS A RARE
OPPORTUNITY TO SECURE A HOME THAT IS AS LUXURIOUS AS
IT IS PRACTICAL.

Upstairs

- Striking hostess style kitchen with ample cabinetry & huge bench space plus Miele appliances and a walk-in butlers pantry
- Spacious lounge & dining opening on to deck to take in the stunning bay views and bushland
- 4 Generous bedrooms plus library/second home office if needed
- Oversized master suite with deluxe ensuite featuring custom cabinetry, spa & walk-in robe

Downstairs

- A smaller version of the main kitchen is downstairs complete with ample cabinetry, white stone bench tops & Miele appliances
- A large cinema room with elevated seating for movie nights

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
\$2.6M+

AGENTS

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AGENCY

LJ Hooker Property Centre
(07) 3286 2500

 **LJ Hooker**

- Casual living & spacious rumpus room with pool table plus wet bar opening on to alfresco entertaining
- 3 Bedrooms plus large home office with separate entry for work from home space

Overall

- Stunning bi-fold doors open wide to connect the indoors & outdoor alfresco areas on both levels of this Bayside mansion
- Stylish sandstone tile driveway & outdoor areas
- Terracotta tiled roof & 6.5kw of solar to help reduce the cost of living
- Huge inground pool overlooked by the multiple outdoor entertaining areas
- Striking polished timber floors throughout giving a warm inviting feel
- Noticeable high ceilings & 3 Phase Actron Ducted air conditioning throughout
- 3 Person internal elevator, brand new stain proof carpet and heated towel rails in all bathrooms
- CBus lighting system, PA intercom, alarm & sound system throughout house
- Electric front gates for extra security, 3 car garage with epoxy floor
- 3 Underground water storage tanks
- A cool north/east aspect capturing all bay breezes & water views through the parklands
- Fantastic sized courtyard adjacent to the pool is perfect for the pets & having direct access onto the acres of parkland at the rear of your property

SET IN A HIGHLY DESIRABLE CLEVELAND LOCATION, THIS IS MORE THAN JUST A HOME —IT'S A STATEMENT. PROPERTIES OF THIS SCALE AND QUALITY ARE RARE TO THE MARKET. IF YOU'VE BEEN SEARCHING FOR A RESIDENCE THAT OFFERS LUXURY, FUNCTIONALITY AND ROOM FOR EVERYONE, LOOK NO FURTHER —THIS IS THE ONE.

Additional Property Information:

- Owner occupied
- Built 2007
- Rates approx. \$1,630 per qtr incl. water
- Rental appraisal \$1,500 - \$1,800 pw

MORE DETAILS

Property ID	BTKVF2S
Property Type	House
House Size	684 m2
Land Area	882 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Spa
	Balcony
	Dishwasher
	Floorboards
	Built-in-Robes
	Remote Garage
	Solar Panels

Nyree Ewings 0404 138 785

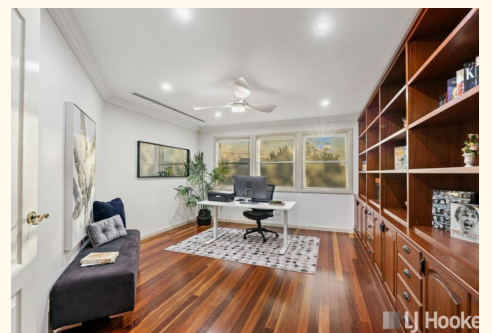
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House Area: 684m²

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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.

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