



46-50 Long Street, Cleveland

4 2 2

## MODERN LOWSET LIVING - MASSIVE SIDE ACCESS & ROOM FOR MOTORHOME/CARAVAN

THIS OVERSIZED LOWSET HOME OFFERS YOU A SPACIOUS OPEN PLAN DESIGN WRAPPED AROUND THE ENTERTAINING AND POOL AREA ALLOWING AMPLE NATURAL LIGHT & AIR FLOW THROUGHOUT... A RELAXED, PRIVATE LIFESTYLE AWAITS YOU...

- Renovated modern kitchen with breakfast bar and great storage is the heart of the home
- Large sunken lounge (high ceilings), formal dining, rumpus room and casual dining too
- Generous master suite with high ceilings, walk-in robe & modern, roomy ensuite
- 3 separate bedrooms with renovated main bathroom featuring floor to ceiling tiles
- Ducted air conditioning for all year round comfort
- Covered entertaining area overlooking family size inground pool
- Side access from Island Street ideal for boat/caravan
- 871m<sup>2</sup> block with future sub-division potential and 2 street access

### FOR SALE

\$1.5M+

### VIEW

Sat 21st Feb @ 11:45AM - 12:15PM

### AGENTS

Nyree Ewings  
0404 138 785  
newings@ljhpc.com.au

Alex Mitchell  
0418 540 179  
amitchell.cleveland@ljh.com.au

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

LOCATED EAST OF BLOOMFIELD STREET WALKING DISTANCE TO SCHOOLS, SHOPS, TRANSPORT AND THE WATERS EDGE - THIS IS A GREAT QUALITY HOME WITH SO MUCH POTENTIAL...

Additional Property Information:

- Owner Occupied
- Built 1994
- Rates approx \$1,480 per qtr incl.water
- Rental Estimate \$1030 - \$1095 per week

**MORE DETAILS**

Property ID	BU0CF2S
Property Type	House
Land Area	871 m2
Including	Ducted Cooling Ducted Heating Pool Deck Dishwasher Built-in-Robes 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)

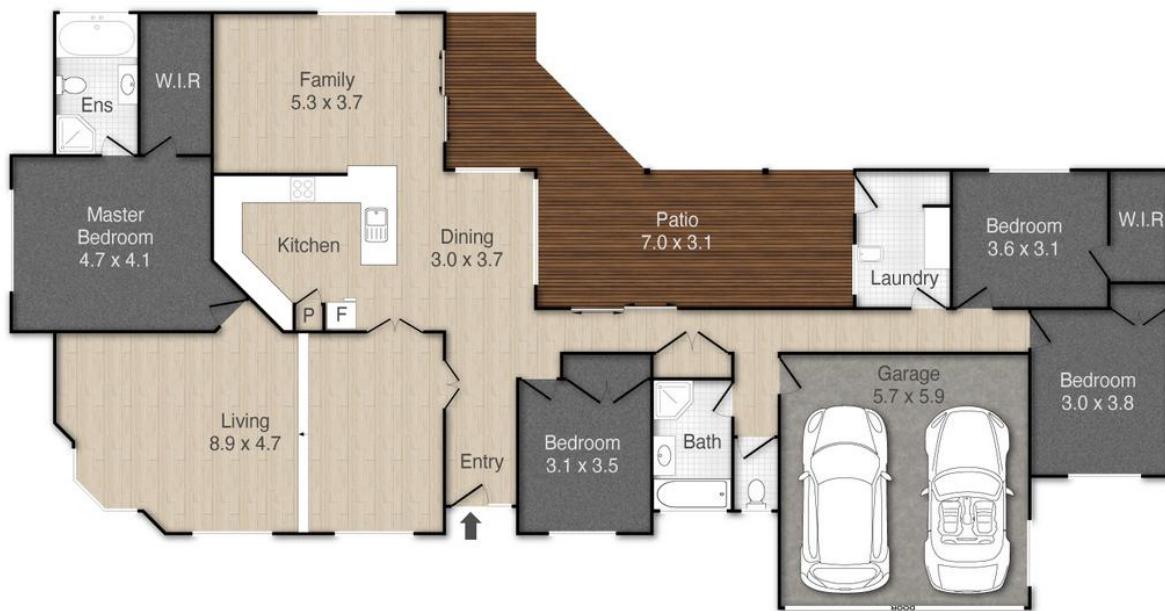
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**LJ Hooker Property Centre (07) 3286 2500**

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Nyree Earnings



46-50 Long Street  
CLEVELAND

4 Bed | 2 Bath | 2 Car  
HOUSE AREA: 254m<sup>2</sup>



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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Interested parties must rely solely on their own enquiries.

LJ Hooker