



Boundary markings are approximate



## Cleveland, 46 Ronnie Street

SOLD BY NYREE EWINGS

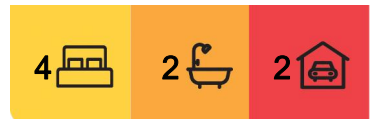
THIS MODERN RESIDENCE SEAMLESSLY BLENDS COMFORT, STYLE, PRACTICALITY AND CONVENIENCE INTO ONE PACKAGE. LOCATED ON 625M2 BLOCK IN A CENTRAL CLEVELAND LOCATION, THIS PROPERTY OFFERS AN EXCEPTIONAL OPPORTUNITY FOR FAMILIES AND INVESTORS.

This home boasts many features including:

- \* 4 Generous bedrooms, including a master suite with WIR and ensuite
- \* Large contemporary kitchen with ample storage, breakfast bar & stone bench tops
- \* Open plan dining, living and second lounge area create a warm and inviting atmosphere
- \* High ceilings throughout allow ample natural light and air flow
- \* Large alfresco entertaining is perfect for hosting gatherings
- \* The property is fully fenced, offering privacy and security
- \* DLUG with extra off street parking plus room for kids and pets to play
- \* Solar panels & water tank, contributing to reduced utility costs



**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**  
\$995,000+

**View**  
[ljhooker.com.au/BT3PF2S](http://ljhooker.com.au/BT3PF2S)

**Contact**  
**Nyree Ewings**  
0404 138 785  
newings@ljhpc.com.au  
**Alex Mitchell**  
0418 540 179  
amitchell.cleveland@ljh.com.au

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

WHETHER YOU'RE A GROWING FAMILY SEEKING A MODERN COMFORTABLE HOME OR AN INVESTOR LOOKING FOR A VALUABLE ASSET, THIS PROPERTY TICKS ALL THE BOXES. DON'T MISS OUT ON MAKING 46 RONNIE STREET YOUR OWN.

Additional Property Information:

- Owner Occupied
- Built 2009
- Rates approx. \$1080/qtr including water

## More About this Property

<b>Property ID</b>	BT3PF2S
<b>Property Type</b>	House
<b>Land Area</b>	625 m2
<b>Including</b>	Air Conditioning Dishwasher Built-in-Robes Fully Fenced Solar Panels Water Tank

**Nyree Ewings 0404 138 785**

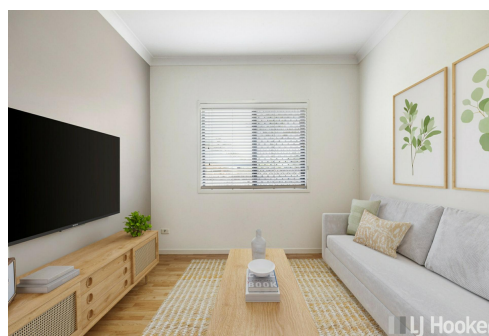
High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd |  
newings@ljhpc.com.au

**Alex Mitchell 0418 540 179**

| amitchell.cleveland@ljh.com.au

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# 46 Ronnie Street, Cleveland

House Area: 220m<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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