



## Cleveland, 57 Coburg Street East

### STRIKING STATEMENT OF LUXURY FEATURES & CONTEMPORARY DESIGN

NEAR NEW, FEATURE PACKED AND ABSOLUTELY STUNNING —THIS IS THE ULTIMATE FAMILY HOME OFFERING LUXURY, SPACE AND ENTERTAINING OPTIONS LIKE NO OTHER!

The master suite is pure luxury —complete with its own private parents' retreat with bar/coffee station, his & hers walk-in robes, huge ensuite, separate toilet and vanity, built-in make-up table, bath, and cozy gas fireplace. It feels like a hotel suite!

The kids don't miss out with their bedrooms connecting to their own private retreat, a shared bathroom and separate toilets each with walk-in robes.

For entertaining, there's a separate games room with a built-in bar plus a cinema room with projector, screen and surround sound. A library nook and built-in study with storage



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**For Sale**  
BY NEGOTIATION

**View**  
By Appointment

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

complete the versatile layout.

The huge impressive kitchen offers thick stone benchtops, induction cooktop, and a massive butler's pantry with second oven, fridge space and dishwasher. Designed for families who love to entertain!

Corner stacker doors open to an amazing patio with heaters, fans and speakers—all overlooking a stunning magnesium swimming pool. There's even a versatile shed with kitchenette and bathroom, perfect for a man cave or pool house!

Packed with extras including:

- \* 2.7m high ceilings over both levels allow ample natural light to flood in
- \* Large guest bedroom with WIR & easy access to separate family size main bathroom
- \* 5 stylish full size bathrooms - 6 toilets
- \* Cinema room, casual living and dining, games rooms plus parents & children's retreat
- \* Library nook / relaxation zone & custom built-in study with loads of storage
- \* Stylish outdoor entertaining & resort living
- \* Shed with bathroom and kitchenette —perfect for pool house or man cave
- \* Solar power 10KW system to help reduce the cost of living (battery ready)
- \* Ducted air-conditioning and ceiling fans throughout
- \* Vacuumaid system, security alarm and intercom
- \* Double lock-up garage with shelving plus parking for 2 more cars behind the electric gate & 2 more in front

WHY BUILD WHEN YOU CAN BUY THIS NEAR NEW, FULLY FINISHED, LUXURY FAMILY HOME NOW? THIS ONE HAS IT ALL —SPACE, STYLE, QUALITY AND AN UNBEATABLE LOCATION WALKING DISTANCE TO THE WATERS EDGE, CLEVELAND CBD, RABY BAY & SCHOOLS! DON'T MISS OUT!

Additional Property Information:

- Owner occupied
- Built 2023
- Rates approx. \$1150 per qtr including water
- Rental appraisal \$1250 - \$1400 pw



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## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | BT72F2S   |
| <b>Property Type</b> | House   |
| <b>House Size</b>    | 414 m2  |
| <b>Land Area</b>     | 454 m2  |
| <b>Including</b>     | Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Dishwasher<br>Built-in-Robes<br>Remote Garage<br>Solar Panels |

### Nyree Ewings 0404 138 785

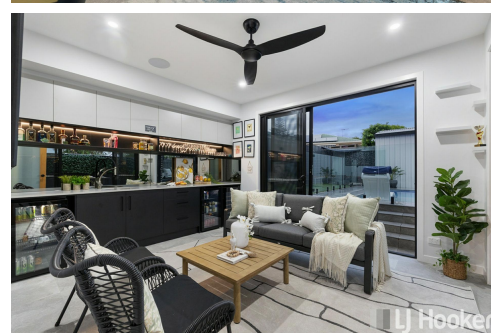
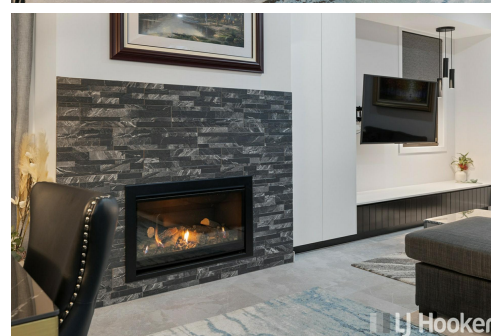
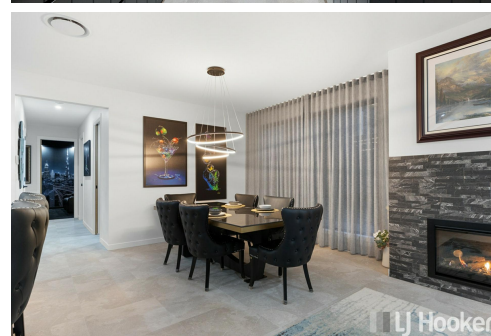
High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd |  
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## 57 Coburg Street E, Cleveland

House Area: 414m<sup>2</sup>



*Nyree Ewings*

**LJ Hooker Property Centre**



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