






57a Coburg Street East, Cleveland

## NEAR NEW HAMPTONS INSPIRED HOME - FULLY LINED SHED WITH KITCHENETTE & BATHROOM!!

A STUNNING STANDOUT FAMILY HOME PACKED WITH PREMIUM FEATURES - DON'T TAKE ON THE HASSLE OF BUILDING, MAKE THIS IMPRESSIVE HOME FIRST ON YOUR LIST! STYLISH, WELL THOUGHT THROUGH DESIGN IDEAL FOR FAMILIES PLUS POTENTIAL TEENAGE ZONE/DUAL LIVING OPTIONS!

- Striking high ceilings throughout allowing ample natural light & air flow
- Large gourmet kitchen, stone benchtops & breakfast bar plus butlers storage pantry
- Multiple spacious living areas including open plan lounge with extended custom cabinetry & feature VJ wall, dining, media room & teenage retreat upstairs
- Additional powder room on ground level ideal for guests
- Oversized master suite with his & her walk-in robes, custom built kitchenette & trendy ensuite with dual vanities
- Alfresco entertaining with outdoor built-in bbq & storage plus heat

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**

\$1.8M+

**VIEW**

By Appointment

**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

 **LJ Hooker**

- strip electric infrared heaters for cooler months
- Resort style pool with lounge area & baja shelf for pool furniture or wading area for children
- Lined shed for storage or hangout zone with bonus kitchenette & bathroom; use as man cave, teenage retreat, work from home space and more...
- Private heated spa to relax and unwind after a long day
- Ducted air conditioning for all year round comfort
- Solar power to help reduce the cost of living

THE LEVEL OF DETAIL THAT HAS GONE INTO THE DESIGN AND EXECUTION GIVES THIS HOME THE WOW FACTOR YOU'VE ALWAYS DREAMED OF AND IS CONVENIENTLY LOCATED WALKING DISTANCE TO THE WATER, HARBOUR, SHOPS, SCHOOLS & TRANSPORT

**Additional Property Information:**

Owner Occupied  
 Rates Approx \$1,145 per qtr incl water  
 Rental Appraisal \$1395 to \$1450 per week  
 Built 2023

**MORE DETAILS**

Property ID	BU4RF2S
Property Type	House
House Size	318 m2
Land Area	454 m2
Including	Air Conditioning Ducted Cooling Pool Spa Balcony Dishwasher Outdoor Entertaining 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**

| [amitchell.cleveland@ljh.com.au](mailto:amitchell.cleveland@ljh.com.au)

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

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Nyree Ewings



57a Coburg Street East,  
CLEVELAND

4 Bed | 3 Bath | 2 Car  
HOUSE AREA: 318m<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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