



## Cleveland, 6 Scott Street

### Big Block Means Opportunity Knocks

Nestled on a generous 905m<sup>2</sup> parcel of land, 6 Scott Street in Cleveland presents a rare opportunity for astute developers and discerning homeowners alike. This property holds immense potential for subdivision or future development endeavours, boasting an impressive 20-meter frontage and a depth of 45.3 meters.

The property's prime location is accentuated by the abundance of development examples in the street and surrounding areas, showcasing the viability and desirability of splitting the block into two residences. This offering marks the first time in over 43 years that this property has been made available, a testament to its enduring appeal and value.

Pride of ownership is evident throughout, with the current owners lovingly maintaining the low-set brick home on the street's elevated side. Featuring side access on both sides of the house, convenience is seamlessly integrated into the property's design, complemented by a sizeable shed at the rear offering ample storage space, complete with a power supply.



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**(07) 3286 2500**

Step inside to discover a residence brimming with comfort and functionality. Security screens adorn most windows, providing peace of mind, while the double garage, equipped with remote control, offers secure parking. The heart of the home is the well-appointed kitchen boasting an abundance of cupboards and bench space, meticulously cared for and featuring quality appliances, including a CHEF oven & grill with a Whirlpool cooktop.

The open-plan dining area seamlessly flows from the kitchen, creating an inviting space for family gatherings and entertaining. A separate laundry room, conveniently accessible from the dining area, provides direct outdoor access. The expansive lounge room exudes warmth and hospitality, augmented by a rumpus room ideal for leisure activities, complete with a pool table and sliding doors leading to a covered patio, perfect relaxation. Additionally, a study nook enhances functionality, catering to modern lifestyles.

Accommodation comprises a spacious main bedroom with built-in robes, a ceiling fan, and two-way access to the renovated bathroom, which features a separate bath and shower, vanity with storage, and a separate toilet. Two additional bedrooms with built-in robes and ceiling fans offer comfort and privacy for family members or guests.

Beyond its impressive interiors, the property enjoys a supremely convenient location within walking distance of Cleveland State High School and a tranquil park at the end of the street. Public transport options, including trains, are easily accessible, as are the vibrant amenities of Raby Bay Harbour, renowned restaurants, and shopping destinations in Cleveland.

In summary, 6 Scott Street presents a unique opportunity to acquire a well-maintained home on a substantial block of land, offering endless possibilities for development or simply enjoying the comfort and convenience of its enviable location. Whether you're a developer seeking your next project or a homeowner envisioning a tranquil lifestyle, this property is rare in Cleveland's coveted real estate market.

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Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.



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## More About this Property

<b>Property ID</b>	BRHXF2S
<b>Property Type</b>	House
<b>Land Area</b>	905 m <sup>2</sup>

**Craig Barnes 0424 033 220**

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