



## Cleveland, 69 Princess Street

SOLD BY JAMES AND GRAEME CARMICHAEL

3 2 2 1

**For Sale**  
FOR SALE

**View**  
[ljhooker.com.au/BT2DF2S](http://ljhooker.com.au/BT2DF2S)

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Welcome to 69 Princess Street, a solid brick residence offering 3 bedrooms, 2 bathrooms, and a 2 car garage, all set on a generous 800m<sup>2</sup> block in the heart of Cleveland with the opportunity for subdivision (STCA). This property combines modern comforts with sustainable features, making it an ideal choice for families seeking a well-appointed home in a vibrant community.

### Property Highlights:

- Energy Efficiency —Equipped with 42 solar panels and multiple water tanks (three 4,000-litre and one 1,000-litre), this home promotes sustainable living and reduced utility costs.
- Heated Pool —Enjoy year-round swimming in the solar-heated pool, featuring a rubberized surround for enhanced safety and comfort.
- Ducted Air Conditioning —Experience consistent climate control throughout the home with a ducted air conditioning system.



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

**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.

- Functional Spaces —Benefit from a dedicated study, large patio area for entertaining, and side access for additional convenience.
- Low-Maintenance Yard —The backyard is designed for minimal upkeep, allowing more time to enjoy the home's features.
- Fruitful Garden —Harvest fresh produce from your very own banana, mango, dragon fruit, passionfruit, grape, and pawpaw trees.
- Powered Shed —A powered shed provides ample space for storage or workshop activities.
- NBN Connectivity —Hybrid Fibre Coaxial (HFC) connection ensures reliable high-speed internet access.

#### Prime Location:

Situated in a family-friendly neighborhood, 69 Princess Street offers easy access to a variety of amenities:

#### Educational Facilities:

- Cleveland State School —A reputable primary institution known for its strong academic focus.
- Star of the Sea Primary School —A well-regarded Catholic primary school offering quality education.
- Cleveland District State High School —A respected secondary school with a range of academic and extracurricular programs.

#### Shopping and Dining:

- Cleveland Central Shopping Centre —A convenient hub featuring major supermarkets, retail stores, cafes, and essential services.
- Stockland Cleveland Shopping Centre —Another nearby shopping destination providing a range of retail and dining experiences.

#### Recreational Areas:

- Raby Bay Foreshore Park —A scenic waterfront park offering walking paths, picnic areas, and playgrounds, ideal for family outings.
- Cleveland Point Reserve —A picturesque spot with panoramic bay views, perfect for leisurely walks and relaxation.

Experience the perfect blend of modern amenities and prime location at 69 Princess Street. This property is ideal for families seeking a comfortable and convenient lifestyle in the heart of Cleveland. Don't miss the opportunity to make this exceptional residence your new home.

#### Additional Information:

- \*Owner Occupied
- \*Rental Appraisal: \$750 per week
- \*Rates: Approx. \$1,113 per quarter
- \*NBN Ready



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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.

## More About this Property

<b>Property ID</b>	BT2DF2S
<b>Property Type</b>	House
<b>House Size</b>	186 m2
<b>Land Area</b>	800 m2
<b>Including</b>	Air Conditioning Pool Solar Panels Water Tank

**James Carmichael 0408 455 771**

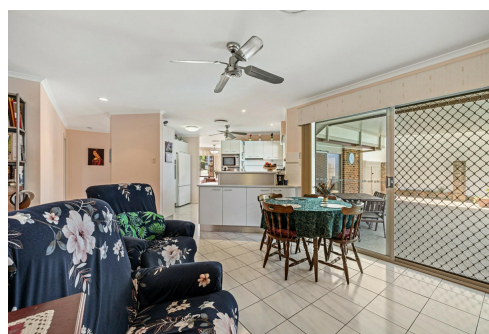
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