

Cleveland, 7 Eden Court

SOLD BY JAMES AND GRAEME CARMICHAEL

Welcome to 7 Eden Court, Cleveland, a delightful 3-bedroom, 1-bathroom residence with a single-car garage, set on a generous 739m² block. This well-maintained home offers comfortable living spaces, modern conveniences, and excellent outdoor amenities, making it perfect for families, first-home buyers, or investors.

Property Highlights:

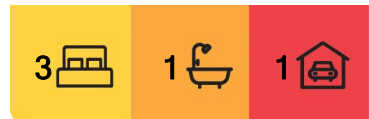
Living & Comfort:

*Air Conditioning: Master bedroom and dining area are equipped with air conditioning units for year-round comfort.

*Functional Layout: Open-plan dining and kitchen area, promoting a seamless flow throughout the home.

Kitchen & Utilities:

*Modern Kitchen: Features a dishwasher and electric cooktop, catering to all your culinary needs.



For Sale
UNDER CONTRACT

View
ljhooker.com.au/BT6NF2S

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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.

*Electric Hot Water System: Ensures consistent and efficient hot water supply.

*NBN Hybrid Fibre Coaxial (HFC) connection for fast, reliable internet.

Outdoor Features:

*Swimming Pool: Enjoy the in-ground pool, perfect for relaxation and entertaining.

*Covered BBQ Area: The patio includes a dedicated BBQ space, ideal for outdoor gatherings.

*Garden Sheds: Three garden sheds provide ample storage for tools and equipment.

*Bore Water Access: Utilize bore water for maintaining the pool and gardens, promoting sustainability.

Energy Efficiency:

*5kW Solar System: Reduces electricity costs and supports eco-friendly living.

Prime Location:

Situated in a peaceful cul-de-sac, this property offers:

Proximity to Amenities:

oClose to local shops, cafes, and essential services.

oA short drive to Cleveland Central Shopping Centre for a wider range of retail options.

Educational Facilities:

oNear reputable schools, making it convenient for families with children.

Recreational Opportunities:

oEasy access to parks, walking trails, and the beautiful Moreton Bay coastline.

oClose to the Cleveland Aquatic Centre and other sporting facilities.

Transport Links:

oWell-connected by public transport, including the Cleveland Train Station.

oConvenient access to major roadways for commuting to Brisbane CBD and surrounding areas.

This charming home at 7 Eden Court combines comfort, convenience, and a fantastic location, presenting an excellent opportunity for those seeking a relaxed lifestyle in Cleveland.

Additional Information:

* Vacant

* NBN Ready

* Rental Appraisal: \$780 Per Week

* Rates: Approx. \$1,162.98 Per Quarter

All information provided is gathered from reliable sources; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; thus, a price guide cannot be provided. The listing may appear in a price range for website functionality purposes only.

More About this Property

Property ID	BT6NF2S
Property Type	House
House Size	112 m2
Land Area	739 m2
Including	Air Conditioning Solar Panels

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