



7 Marginalia Court, Cleveland

NEAT & TIDY HOME WITH SIDE ACCESS & SHED!

THIS WELL MAINTAINED HOME OFFERS YOU A QUIET CUL-DE-SAC LOCATION WITH SIDE ACCESS FOR THE BOYS TOYS IN A DESIREABLE EAST OF BLOOMFIELD STREET LOCATION

- Separate large lounge and dining area
- Large kitchen with good storage
- 3 bedrooms and main bathroom tiled floor to ceiling, separate toilet
- Huge covered and enclosed alfresco entertaining
- Additional covered area out the back
- Double tri steel shed plus additional carport storage
- Room for a granny flat out the back, space for kids and pets to play - 722m²

IDEAL FOR THOSE WHO RUN A BUSINESS FROM HOME AND NEED EXTRA STORAGE OR ROOM FOR THE CARAVAN/BOAT TOO -

Additional Property Information

Currently tenanted (Looking to relocate but is willing to stay for investor)

Rates Approx \$1,415 per qtr incl water

3 1 3

FOR SALE

\$965,000+

VIEW

Sat 24th Oct @ 1:15PM - 1:45PM

AGENTS

Nyree Ewings
0404 138 785
newings@ljhpc.com.au

Jade Hale
0414 158 595
jade@ljhpc.com.au

AGENCY

LJ Hooker Property Centre
(07) 3286 2500

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.



New Rental Appraisal \$750 to \$780 per week
Internal photos have been used before tenant moved in for privacy
Drone and front photos are new

MORE DETAILS

Property ID	BURGF2S
Property Type	House
Land Area	722 m2

Nyree Ewings 0404 138 785

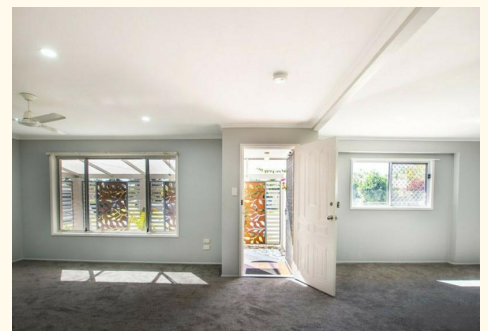
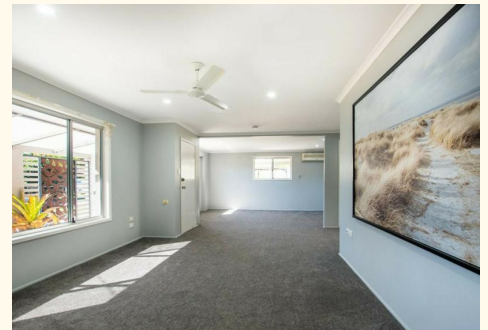
High Performance Agent - Independent Contractor - Nyree Ewings
Properties | newings@ljhpc.com.au

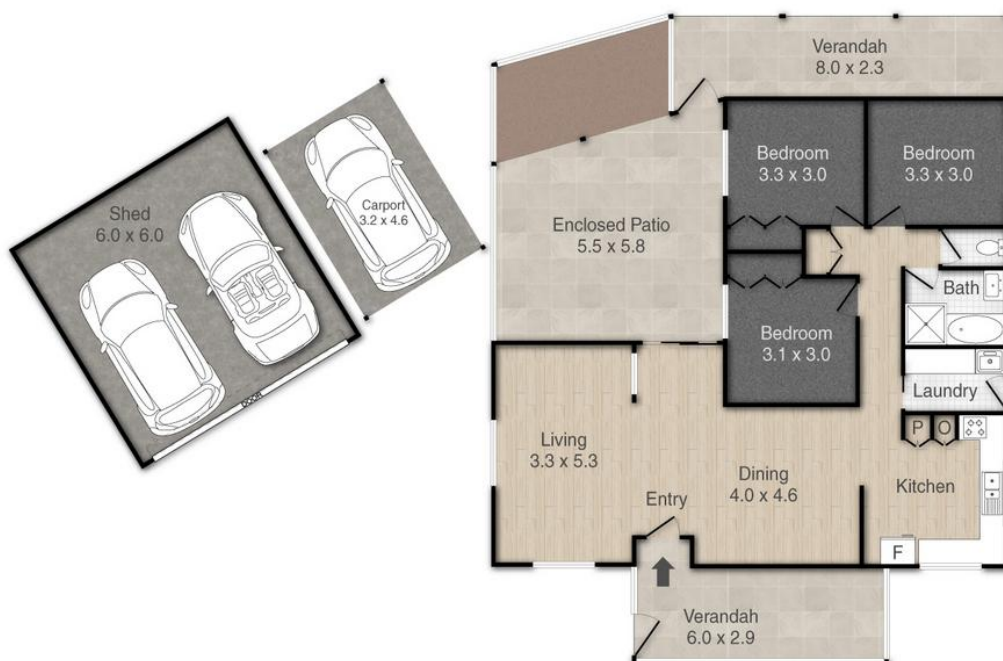
Jade Hale 0414 158 595

Jade and Tania Hale “ Sales Agents “ Nyree Ewings
Properties | jade@ljhpc.com.au

LJ Hooker Property Centre (07) 3286 2500

152-164 Shore St West, Raby Bay, Brisbane QLD 4163
propertycentre.ljhooker.com.au | hello@ljhpc.com.au





7 Marginalia Court, Cleveland

3 Bed | 1 Bath | 3 Car
HOUSE AREA: 174m²



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.