



## Cleveland, 8 Ocean Street

Sold By Nyree Ewings

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POSITIONED ON A BIG OLD FASHIONED 800M2 BLOCK IN AN ELEVATED POSITION - YOU'LL ENJOY THE COOL BAY BREEZES ALL YEAR LONG & ENTERTAIN IN STYLE WITH THE PERFECT BALANCE OF INDOOR & OUTDOOR LIVING

- \* Stylish modern kitchen featuring stone bench tops, breakfast bar & good storage
- \* Spacious open plan living areas including formal lounge with high ceilings, dining & separate tiled living area
- \* Beautiful plantation shutters throughout & security screens
- \* 4 bedrooms including generous master, custom fit-out WIR, large ensuite & balcony with bay views
- \* 3 Full size bathrooms - great when you have extra guests staying
- \* Outdoor entertaining is easy with the covered alfresco area overlooking low maintenance gardens
- \* Double garage with extra off street parking

**For Sale**  
\$1.35M+

**View**  
[ljhooker.com.au/BT2SF2S](http://ljhooker.com.au/BT2SF2S)

**Contact**  
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**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.

- \* Solar power to help reduce the cost of living
- \* 2 x garden storage sheds
- \* So much storage inside - you'll be impressed

BUY AND HOLD FOR LONG TERM GROWTH ON A LARGE BLOCK WITH SUB-DIVISION OPPORTUNITIES AND UPSIDE - CONVENIENTLY LOCATED WITH EASY ACCESS TO LOCAL SCHOOLS, PARKS, SHOPS & TRANSPORT. THIS IS THE HOME YOU'VE BEEN WAITING FOR!!

Additional Property Information:

- Owner occupied
- Built 1990
- Rates approx. \$1200/qtr incl. water
- Rental appraisal \$950-\$1000/week

## More About this Property

<b>Property ID</b>	BT2SF2S
<b>Property Type</b>	House
<b>House Size</b>	235 m2
<b>Land Area</b>	800 m2
<b>Including</b>	Ensuite Study Air Conditioning Pool Balcony Deck Dishwasher Built-in-Robes Fully Fenced 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**

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# 8 Ocean Street, Cleveland

House Area: 297m<sup>2</sup>

*Nyree Ewings*

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