



8 Russell Street, Cleveland

PRESTIGIOUS OYSTER POINT LIVING WITH DUAL LIVING OPTION & BAY BREEZES

POSITIONED IN ONE OF CLEVELAND'S MOST SOUGHT-AFTER POCKETS, THIS BEAUTIFULLY MAINTAINED RESIDENCE DELIVERS SPACE, FLEXIBILITY AND A LIFESTYLE JUST MOMENTS FROM THE WATERFRONT, PARKLANDS AND COASTAL WALKWAYS, WITH A VERSATILE LAYOUT IDEAL FOR EXTENDED FAMILY, GUESTS OR DUAL LIVING.

Lower Level

- High ceilings create an immediate sense of space and light
- Two well-sized bedrooms with built-in robes and easy access to the main bathroom
- Generous living zone flowing seamlessly to a covered alfresco area
- Convenient kitchenette featuring stone benchtops, sink and space for fridge and microwave

Upper Level

- Expansive open plan living and dining with an additional study area
- Stylish kitchen with island bench seating, stone finishes and ample storage

4  2  2 

FOR SALE

\$1.6M+

VIEW

Sat 2nd May @ 1:15PM - 1:45PM

AGENTS

Alex Mitchell
0418 540 179
amitchell.cleveland@ljh.com.au

Nyree Ewings
0404 138 785
newings@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.

 **LJ Hooker**

- Large entertaining balcony capturing leafy outlooks with water glimpses to the bay
- Oversized master suite complete with plantation shutters & modern ensuite with his & her vanities
- Additional bedroom plus separate powder room for guests

ENJOY A LOW-MAINTENANCE LIFESTYLE IN A PREMIUM OYSTER POINT LOCATION, WHERE THE WATERFRONT, PARKS AND CAF ARE ALL JUST A SHORT STROLL AWAY-OFFERING THE PERFECT BALANCE OF COMFORT, SPACE AND COASTAL LIVING.

Additional Information

- Owner occupied
- Rates approx. \$1,060 per qtr.
- Rental Appraisal \$1000 per week
- Built in 2016

MORE DETAILS

Property ID	BU84F2S
Property Type	House
Land Area	405 m2
Including	Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

Alex Mitchell 0418 540 179

| amitchell.cleveland@ljh.com.au

Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd | newings@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



Ludwig Ehrke



8 Russell Street
CLEVELAND

4 Bed | 2.5 Bath | 2 Car
HOUSE AREA: 281m²



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.

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.

