



## Cleveland, 88 Sunshine Drive

SOLD BY JAMES AND GRAEME CARMICHAEL

Welcome to 88 Sunshine Drive, Cleveland - a freshly updated 4-bedroom, 2-bathroom home with a double garage, set on a generous 819m<sup>2</sup> block. With only one neighbour and backing directly onto park and bushland, this property offers privacy, flexibility, and fantastic lifestyle appeal in a quiet, well-connected pocket of Cleveland.

### Property Highlights:

#### Living & Comfort:

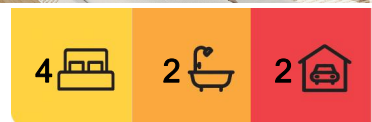
- \*Two spacious living areas offering flexibility for families
- \*Four split system air conditioning units for all-season comfort
- \*Internally repainted and fitted with new lighting throughout

#### Kitchen & Utilities:

- \*Well-maintained kitchen with gas cooktop



**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.



**For Sale**  
FOR SALE

**View**  
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**(07) 3286 2500**

- \*Electric hot water system
- \*Dedicated home office space

Outdoor Features:

- \*Repaired roof providing long-term peace of mind
- \*Potential side access for boat, caravan or trailer
- \*Only one neighbouring property
- \*Backs directly onto parkland and bush, offering space and privacy
- \*Subdividable block (subject to council approval)

Additional Features:

- \*NBN Hybrid Fibre Coaxial (HFC) connected

Prime Location:

Ideally located in Cleveland, this home is close to everything you need:

Schools Nearby:

oCleveland District State High School, Cleveland State School, Star of the Sea Catholic Primary School

Shops & Dining:

oJust minutes to Cleveland Central, with supermarkets, cafés, and dining options

Recreation & Nature:

oEasy access to parks, walking trails, and the Moreton Bay waterfront  
oClose to Raby Bay Harbour and ferry terminal

Transport:

oNearby to Cleveland Train Station and well-serviced by local bus routes

A home with solid foundations, thoughtful updates, and rare natural surrounds - 88 Sunshine Drive is the complete package for lifestyle-focused buyers.

Additional Information:

- \*Tenanted
- \*Rates: Approx. \$1,270.17 Per Quarter
- \*NBN Ready

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

Note: The images portraying the property have been altered to include digital staging to present to the buyer the possible appeal of the property through furniture purchases.

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.



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## More About this Property

<b>Property ID</b>	BT6FF2S
<b>Property Type</b>	House
<b>House Size</b>	213 m2
<b>Land Area</b>	819 m2
<b>Including</b>	Air Conditioning

**James Carmichael 0408 455 771**

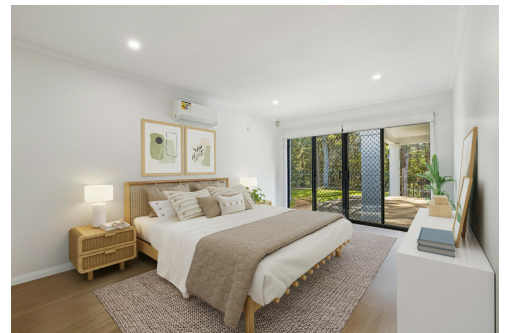
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