



## Cleveland, 94 Passage Street

Sold By Nyree Ewings

KEEP THE HOUSE AND CUT A BLOCK ON COBURG STREET AS THE HOUSE STILL HAS PLENTY OF LIFE IN IT AND OFFERS A SPACIOUS INTERNAL FLOOR PLAN TOO

- \* Corner block allows great access to second driveway or access for boats/caravans
- \* 3 bedrooms plus study upstairs with family main bathroom
- \* Spacious lounge and separate dining with polished timber floors plus sun room
- \* Good size practical kitchen with ample storage
- \* Multi purpose rooms downstairs plus 2nd modern full size bathroom & additional 3rd toilet
- \* Sparkling inground pool perfect for the kids
- \* Tri steel shed and side access to 900m2 - room for all the boys toys
- \* Entertaining deck and 2nd covered area downstairs on ground level
- \* Solar power to help reduce the cost of living

THIS IS A GREAT OPPORTUNITY TO BUY A DESIRABLE HIGHSET HOME DESIGNED



**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**  
\$1.35M+

**View**  
[ljhooker.com.au/BT2HF2S](http://ljhooker.com.au/BT2HF2S)

**Contact**  
**Nyree Ewings**  
0404 138 785  
[newings@ljhpc.com.au](mailto:newings@ljhpc.com.au)  
**Alex Mitchell**  
0418 540 179  
[amitchell.cleveland@ljh.com.au](mailto:amitchell.cleveland@ljh.com.au)

**LJ Hooker Property Centre**  
(07) 3286 2500



TO CAPTURE COOL BAY BREEZES, EASY ACCESS AROUND THE HOUSE AND THE BLOCK HAS HUGE FUTURE POTENTIAL FOR SUB DIVISION!!

Additional Property Information:

- Owner occupied
- Built 1980
- Rates approx. \$2,400/qtr incl. water
- Rental Appraisal approx. \$850/week

## More About this Property

Property ID	BT2HF2S
Property Type	House
Land Area	900 m2
Including	Pool Outdoor Entertaining

**Nyree Ewings 0404 138 785**

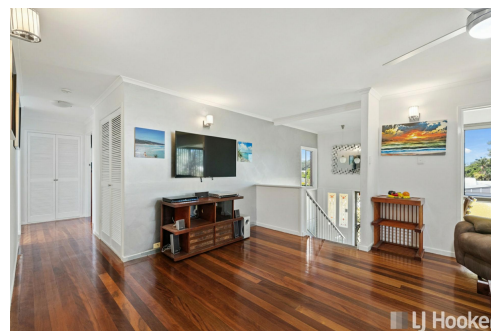
High Performance Agent - Independent Contractor - Nyree Ewings Pty Ltd |  
newings@ljhpc.com.au

**Alex Mitchell 0418 540 179**

| amitchell.cleveland@ljh.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



**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.

**LJ Hooker Property Centre**  
**(07) 3286 2500**

# 94 Passage Street, Cleveland

House Area: 257m<sup>2</sup>

*Nyree Fawcett*  
**LJ Hooker Property Centre**



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.