



Boundary markings are approximate



## Cleveland, 98-100 Smith Street

### DEVELOPMENT OPPORTUNITY

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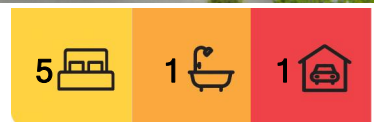
This is an extremely rare opportunity to secure a prime residential splitter block within walking distance of the Cleveland Showgrounds, High school and Cleveland CBD.

Large level 1618m2 with 40m street frontage.

There is an existing 5 bed family home with pool that can generate a substantial holding income if you are not ready to start straight away.

The seller is seeking a 3/12 settlement with a month to month rent back after settlement for a maximum of 6 months.

Please contact Ian Shortell or Karen Renouf for further information.



**For Sale**  
For Sale

**View**  
By Appointment

**Contact**  
**Karen Renouf**  
0413 473 461  
krenouf@ljhpropertycentre.com.au

**Ian Shortell**  
0413 155 224  
ishortell@ljhpropertycentre.com.au

**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.

This property will sell quickly so please register your interest as soon as possible or you may miss out.

## More About this Property

<b>Property ID</b>	BSXZF2S
<b>Property Type</b>	House
<b>Land Area</b>	1618 m <sup>2</sup>

### **Karen Renouf 0413 473 461**

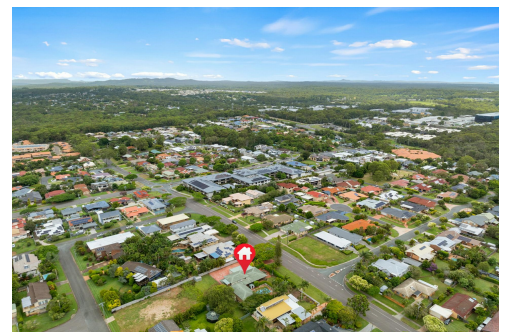
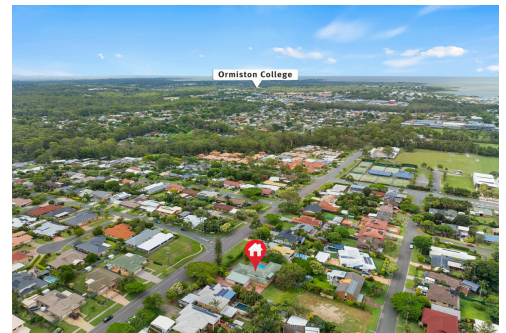
High Performance Agent - Team Renouf Properties Pty Ltd at LJH Property Centre  
| [krenouf@ljhpropertycentre.com.au](mailto:krenouf@ljhpropertycentre.com.au)

### **Ian Shortell 0413 155 224**

Team Renouf Properties Pty Ltd | [ishortell@ljhpropertycentre.com.au](mailto:ishortell@ljhpropertycentre.com.au)

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