

1/1 Angela Crescent, Cleveland

## BOUTIQUE COASTAL LUXURY —BRAND NEW TOWNHOME

Welcome to a rare opportunity to secure a brand new designer townhome within an exclusive boutique complex of just four residences in one of Cleveland's most convenient and sought-after pockets.

Thoughtfully crafted with a refined coastal-inspired aesthetic, these beautifully finished homes blend timeless style with modern comfort, delivering an effortless lifestyle defined by space, sophistication, and low-maintenance living. With two residences already sold, only two exceptional opportunities remain.

Designed for modern living and entertaining, each residence showcases premium finishes throughout, generous proportions, and a versatile floorplan that caters perfectly to families, professionals, or those seeking stylish bayside living.

### Key Features

- Steel frame construction
- Laminate joinery
- YDL Star Burst stone benchtops
- Waterfall stone benchtops to kitchen

3 2 2

**FOR SALE**  
CONTACT AGENT

**VIEW**  
By Appointment

**AGENTS**  
Ming Body  
0418 297 978  
mbody@ljhpropertycentre.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.



- Pendant lighting above kitchen bench
- LED lighting throughout
- Ceiling fans to bedrooms
- 240V battery-backup smoke detectors
- Haier electric appliances including dishwasher
- Terrazzo-finish 600 600 floor-to-ceiling tiles
- Millennium brushed brass tapware
- Chromagen energy-efficient heat pump hot water system
- Frameless and semi-frameless shower screens
- Sliding mirrored robe doors with drawers
- Timber-finish laminate shelving and drawers to main walk-in robe
- " Feature VJ board panelling to living area and main bedroom
- " Clever XL hybrid flooring —beechwood finish
- Premium Classic City carpets
- Durian hardwood timber staircase
- 2700mm high ceilings to main living area
- Daikin split-system air conditioning
- Steeline Premium Savannah-finish sectional remote garage doors
- Statutory builder's warranty

Year Complete: 2026

With an exceptional array of lifestyle amenities nearby, this residence offers the perfect balance of minimal-maintenance living and bayside charm.

Contact Ming Body to arrange your inspection.

#### DISCLAIMER:

In preparing this information, we have used our best endeavours to ensure the accuracy of the details provided; however, no responsibility is accepted for any errors, inaccuracies, or omissions. Prospective purchasers should make their own enquiries to verify the information contained herein. All information provided by Ming Properties is offered as a convenience to clients.

#### MORE DETAILS

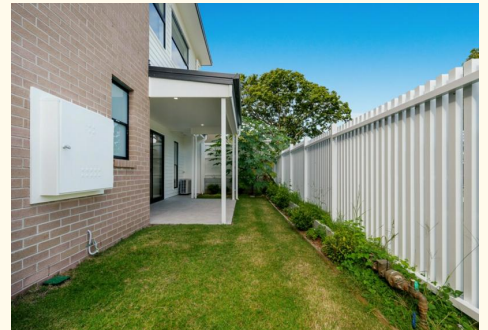
|               |                  |
|---------------|------------------|
| Property ID   | BU8PF2S          |
| Property Type | Townhouse        |
| Land Area     | 199 m2           |
| Including     | Air Conditioning |

#### Ming Body 0418 297 978

Independent Contractor - Ming Enterprises Pty Ltd |  
mbody@ljhpropertycentre.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



# MING BODY PROPERTIES

2/16 Smith Street,  
Cleveland

-  3 Bedrooms
-  2 Bathrooms  
+ Powder Room
-  2 Car Spaces  
+ Driveway

### Site Plan Legend

- 1. Porch
- 2. Driveway
- 3. Hot Water Tank

### Area Summary

Internal: 168m<sup>2</sup>  
External: 16m<sup>2</sup>  
Total: 184m<sup>2</sup>



Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements of doors, windows, rooms and other items are approximate. No responsibility is accepted for any error, omission or misstatement.

This plan is provided for illustrative purposes only and should be used as such by prospective purchasers.

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**Paynter & Williams**



Ground Floor



Upper Floor

Floor & Site Plan

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