



## Cleveland, 1/13 Channel Street

### LARGE LUXURY 4 BEDROOM TOWNHOUSE!

This home is located right in the heart of Cleveland and is walking distance to the CBD, Redlands RSL, shopping centres, restaurants, a variety of schools and the amazing Redlands waterfront!

There are only 4 homes in a well-maintained boutique complex. Step into the realm of contemporary elegance at 1/13 Channel St Cleveland, this exceptional town home present 4 bedrooms and an open plan living area with modern kitchen, 2 bathrooms, and a convenient double lock-up garage. It offers a tranquil courtyard, perfect for unwinding in lifestyle.

To access upstairs you will be presented with carpet stairs. There are three generously sized bedrooms with build-in robes, a full bathroom with a separate toilet. The master bedroom has its own walk-in robe and ensuite.

This home is well suited to various family requirements. Whether you are a growing family,



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/BRPWF2S](http://ljhooker.com.au/BRPWF2S)

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

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a first home buyer, someone looking to downsize from a larger family home. This is rare opportunity not to be missed, contact the listing agent Ming Body to find more.

At glance:

- \* Four good-sized bedrooms, all with ceiling fans and built-in-robos
- \* Master bedroom with ensuite, walk-in robe and split system air conditioning
- \* Central main bathroom and separate toilet
- \* Large kitchen with quality stone bench tops and quality appliances, including dishwasher.
- \* Spacious open plan and tiled living area with split air conditioning
- \* Low maintenance and private courtyard
- \* Large double lockup garage with internal and external access

Year built: 2016

Body Corporate Fee: Approx. \$760/quarter

Rates: Approx. \$900/quarter with water usage

DISCLAIMER: In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained by Ming Properties is provided as a convenience to clients.

## More About this Property

<b>Property ID</b>	BRPWF2S
<b>Property Type</b>	Townhouse
<b>Land Area</b>	199 m <sup>2</sup>
<b>Including</b>	Air Conditioning Outdoor Entertaining

### Ming Body 0418 297 978

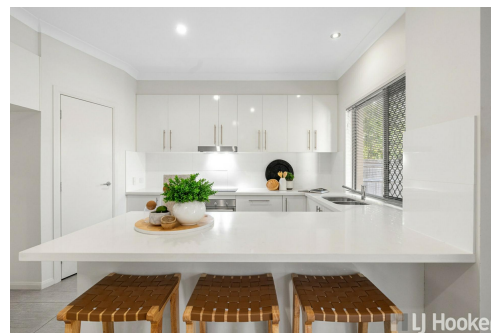
Independent Contractor - Ming Enterprises Pty Ltd |  
mbody@ljhpropertycentre.com.au

### Noah Campbell 0450 872 390

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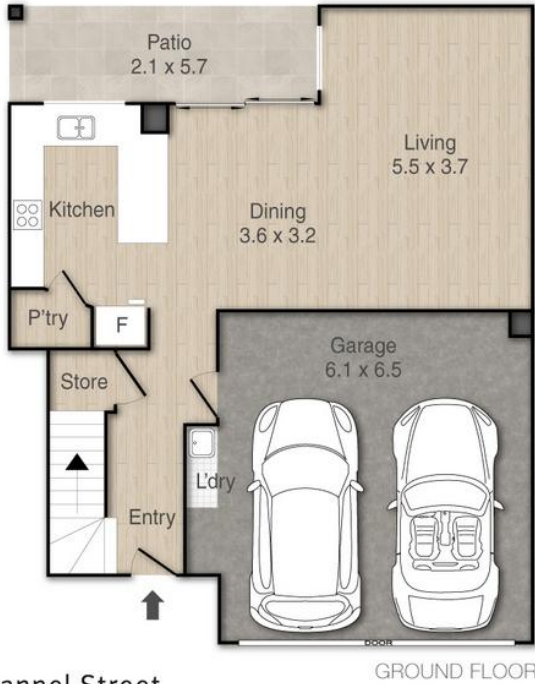
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1/13 Channel Street,  
 Cleveland

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Floor Area: 145m<sup>2</sup>

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