



2/1 Angela Crescent, Cleveland

A NEW BENCHMARK FOR TOWNHOUSE LIVING

Introducing a newly completed collection of four luxurious townhomes, perfectly positioned in the heart of Cleveland. Step inside and experience a residence where thoughtful design meets refined elegance, crafted for modern, low-maintenance living without compromise.

From the moment you enter, every detail reflects considered luxury. Engineered timber flooring flows throughout, complemented by brushed brass fittings and a striking Durian hardwood timber staircase, creating interiors that feel warm, tactile, and effortlessly sophisticated.

At the heart of the home is the contemporary, Palm Springs —inspired kitchen—a seamless fusion of form and function. Showcasing YDL Star Burst stone benchtops with a waterfall edge, a sculptural extended island, Haier oven and induction cooktop, and an integrated dishwasher, this space is designed for both everyday living and stylish entertaining. The spacious laundry offers generous storage and flexible functionality, ideal for additional pantry use, while a skylight enhances natural light and brightness. An additional upstairs living area provides a versatile space for family relaxation, while a conveniently located ground-floor powder room enhances everyday

3 2 2

FOR SALE

For Sale

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.



functionality.

The light-filled open-plan living and dining zone flows effortlessly to a generous tiled patio and landscaped courtyard, providing a private retreat perfect for entertaining guests or unwinding in complete comfort.

Designed for those who value quality, style, and convenience, these exceptional townhomes deliver contemporary luxury with effortless sophistication—just moments from Cleveland's shops, cafés, waterfront, and transport links.

Key Features

- Steel frame construction
- Laminate joinery
- YDL Star Burst stone benchtops
- Waterfall stone benchtops to kitchen
- 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 Built: 2025

Body Corporate: Approx. \$50/week

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	BTYRF2S
Property Type	Townhouse
House Size	199 m2
Including	Air Conditioning
	Courtyard
	Balcony
	Floorboards

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

1/16 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: 168m²
External: 16m²
Total: 184m²



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.

All textures used within this floor plan are the copyright of Paynter & Williams.

Paynter & Williams



Ground Floor



Upper Floor

Floor & Site Plan