



2/53 Shore Street East, Cleveland

## Sold By Nyree Ewings

THIS BOUTIQUE COMPLEX OF 12 OFFERS YOU PLENTY OF PRIVACY AND IS WELL MAINTAINED AND PRESENTED WITH AN EXISTING EXCELLENT TENANT IN PLACE.

- North facing front courtyard and living areas
- Spacious lounge & dining room
- Hostess style kitchen with good storage
- 3 Generous size bedrooms, master with ensuite
- Main family bathroom with bathtub and additional powder room on ground level
- Rear court yard & garden storage shed
- Single lockup garage plus visitor parking

IF YOU'VE BEEN SEARCHING FOR A WALK TO WATER LOCATION OR KEEN TO SECURE AN EXCELLENT INVESTMENT FOR THE FUTURE - CHECK OUT THIS PROPERTY IN PERSON AT OUR OPEN HOMES!

### Additional Property Information:

- Currently tenanted \$510pw, lease exp 7/5/26 (digital furniture in photos)
- Built 2001
- Rates approx. \$1180 per qtr incl. water
- Body Corp fees \$114.74pw (plus approx. \$107pw for Special

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.

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**FOR SALE**  
\$749,000+

### AGENTS

Nyree Ewings  
0404 138 785  
newings@ljhpc.com.au

Alex Mitchell  
0418 540 179  
amitchell.cleveland@ljh.com.au

### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

 **LJ Hooker**

Contributions until 1/4/26)

## MORE DETAILS

Property ID BTP9F2S  
Property Type Townhouse  
House Size 150 m2  
Including Courtyard

### Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings  
Pty Ltd | [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

152-164 Shore St West, Raby Bay, Brisbane Qld 4163  
[propertycentre.ljhooker.com.au](http://propertycentre.ljhooker.com.au) | [hello@ljhpc.com.au](mailto:hello@ljhpc.com.au)



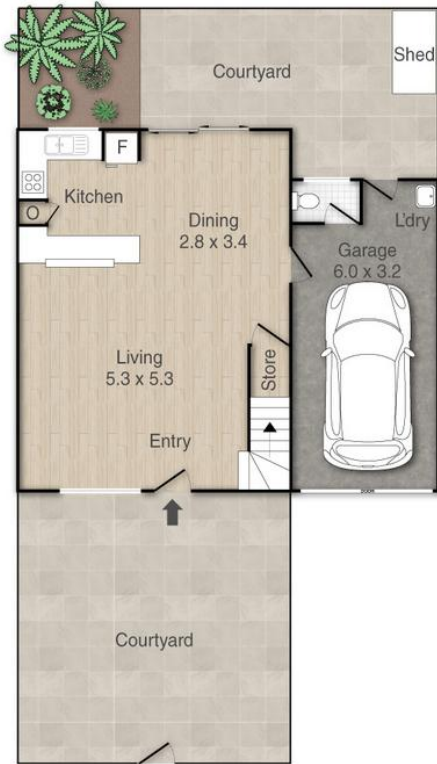
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House Area: 150m<sup>2</sup>

*Nyree Ewings*

**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.



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**LJ Hooker**