

3/16 Smith Street, Cleveland

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## BRAND NEW LUXURY TOWNHOUSE IN THE HEART OF CLEVELAND

Introducing Residence Three within this newly completed boutique collection of four architecturally designed townhomes, positioned in the vibrant heart of Cleveland. Thoughtfully crafted for modern, low-maintenance living, this home delivers refined finishes, intelligent design, and the rare advantage of both a secure garage and additional carport.

From the moment you step inside, the attention to detail is unmistakable.

Engineered timber flooring flows seamlessly throughout, paired with brushed brass fittings and a striking Durian hardwood timber staircase, creating interiors that feel warm, tactile, and timelessly elegant.

At the centre of the home, the Palm Springs-inspired kitchen sets the tone for effortless living and entertaining. Featuring YDL Star Burst stone benchtops with waterfall edges, an extended statement island, Haier oven and induction cooktop, and an integrated dishwasher, this space balances beauty with practicality.

**FOR SALE**  
CONTACT AGENT

**VIEW**  
Sat 21st Feb @ 9:30AM - 10:00AM

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

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

The generous laundry offers excellent storage and flexibility, while a skylight enhances natural light and openness.

Upstairs, an additional living retreat provides versatility for growing families or professionals working from home. A convenient ground-floor powder room adds further everyday functionality.

The open-plan living and dining area flows seamlessly to a tiled patio and landscaped courtyard - a private sanctuary perfect for entertaining or unwinding in complete comfort.

What truly sets Unit 3 apart is its exceptional parking configuration: a secure remote garage plus an additional covered carport, offering rare flexibility for a second vehicle, visitors, or additional storage convenience.

Designed for those who appreciate quality, convenience, and contemporary style, this exceptional residence offers bayside living without compromise - just moments from Cleveland's cafés, shops, 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 door
- Single lock-up garage plus additional covered carport
- Statutory builder's warranty

Year Built: 2025

Body Corporate: Approx. \$50/week

With an exceptional array of lifestyle amenities at your doorstep, this residence offers the perfect balance of low-maintenance sophistication and bayside convenience.

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

## MORE DETAILS

Property ID	BU0PF2S
Property Type	Townhouse
Land Area	182 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)

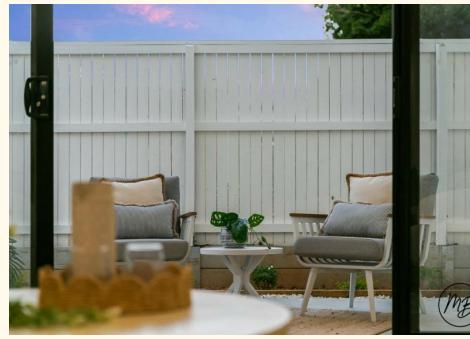


**Ming Body 0418 297 978**

Independent Contractor - Ming Enterprises Pty Ltd |  
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**LJ Hooker Property Centre (07) 3286 2500**

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# MING BODY PROPERTIES

3/16 Smith Street,  
Cleveland

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

## Site Plan Legend

1. Carport
2. Driveway
3. Clothes Line
4. H.W.T

## Area Summary

Internal: 154m<sup>2</sup>  
External: 12m<sup>2</sup>  
Total: 166m<sup>2</sup>



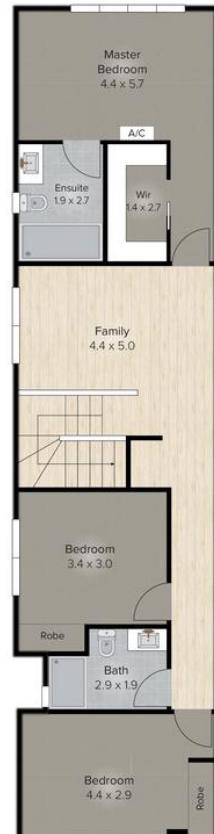
ASPECT

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



Upper Floor

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