



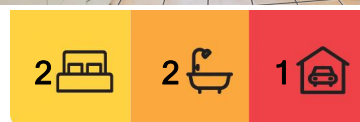
## Cleveland, 4/18 Channel Street

SOLD BY NYREE EWINGS

LOCATED IN A BOUTIQUE COMPLEX OF ONLY 10 PRIVATE TOWNHOMES - THIS IMMACULATE TWO-STORY HOME PROVIDES AN ABUNDANCE OF SPACE, STYLE, AND SEAMLESS INDOOR-OUTDOOR LIVING

A peaceful wide open space exists at the end of the complex with green grass & trees by the water to throw in a fishing line or just enjoy the view. This home is surrounded by beautifully maintained grounds and is just a short stroll to Cleveland's train station, shops, cafés, and restaurants.

- \* Two oversized bedrooms with built-ins, master with private balcony and ensuite
- \* Second family sized bathroom, could be used as second ensuite
- \* Spacious open plan living and dining
- \* Ample natural light and airflow
- \* Neat & tidy kitchen with good storage and ample bench space



**For Sale**  
\$679,000+

**View**  
[ljhooker.com.au/BT4WF2S](http://ljhooker.com.au/BT4WF2S)

**Contact**  
**Nyree Ewings**  
0404 138 785  
[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)



**Disclaimer:** 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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**(07) 3286 2500**



- \* Private good size courtyard for entertaining
- \* Single lockup garage currently used as sitting room - can be converted back

ENJOY ALL THE BEST CLEVELAND HAS TO OFFER PLUS WALKING DISTANCE TO SCHOOLS, SHOPS, TRANSPORT AND THE WATER. HOMES OF THIS SIZE AND QUALITY ARE RARE, MAKING IT AN IDEAL CHOICE FOR INVESTORS, FAMILIES, OR THOSE LOOKING TO DOWNSIZE.

Other Property Information:

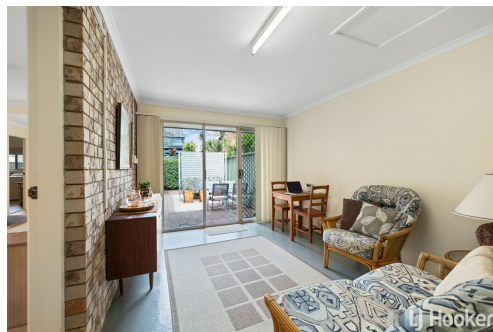
- Vacant
- Built 1991
- Body Corp fees \$49.49PW
- Rates approx. \$920/qtr including water
- Rental appraisal TBA

## More About this Property

Property ID	BT4WF2S
Property Type	Townhouse
House Size	146 m2
Including	Courtyard Balcony Built-in-Robes Fully Fenced

**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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# 4/18 Channel Street, Cleveland

House Area: 146m<sup>2</sup>

*Nyree Ewings*  
**LJ Hooker Property Centre**



GROUND FLOOR



FIRST FLOOR

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.

