






8/38 Channel Street South, Cleveland

4  2  2 

BOUTIQUE BAYSIDE LIVING — SPACIOUS TOWNHOUSE IN A PRIME CLEVELAND POSITION

FOR SALE
Offers Over \$900,000

AGENTS

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

AGENCY

LJ Hooker Property Centre
(07) 3286 2500

Perfectly positioned in a boutique complex of only four townhouses, this beautifully presented residence offers the ideal blend of space, privacy, and convenience. Within easy walking distance to transport, cafés, Redlands RSL, the Grand View Hotel, the Straddie Ferry and more, you will love the relaxed bayside lifestyle right at your doorstep.

Set quietly at the rear of the complex, this light-filled townhouse spans three generous levels and has been thoughtfully designed with a family-friendly, practical floorplan.

Features Include:

Boutique complex —only four residences in a sought-after location
Immaculately maintained with excellent street appeal
Split-system air conditioning throughout for year-round comfort.

First Floor

- Spacious open plan living and dining area flowing seamlessly to a private entertaining courtyard.
- Stylish modern kitchen with timber-look cabinetry, stone

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.

 **LJ Hooker**

- benchtops, and stainless European appliances
- " Convenient powder room and compact concealed laundry
- " Dedicated study with external access —perfect for those working from home.
- Single remote garage with internal and external entry plus an additional car space

Second Floor

- Three large built-in bedrooms, including a master suite with ensuite.
- Generous family bathroom

Third Floor

- " Expansive loft area —ideal as a fourth bedroom, rumpus, media room, home office, or hobby space

With an endless array of lifestyle attractions nearby, this home delivers the perfect balance of minimal maintenance living and bayside charm.

Do not miss this opportunity —make your move today and embrace the fuss-free Cleveland lifestyle!

oBuilt: 2011

oRates: Approximately \$515 per quarter

oBody Corp: Approximately \$780 per quarter

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 DETAILS

Property ID	BTNXF2S
Property Type	Townhouse
Land Area	199 m2
Including	Air Conditioning Dishwasher

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





Ground Floor



First Floor



Second Floor

MING BODY
PROPERTIES

Unit 8/38 Channel Street, Cleveland



4



2.5



1



139m²



199 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or measurement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

Site Plan Legend

- 1. Porch
- 2. Driveway
- 3. Hot Water tank

Paynter & Williams

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