

2/15 Lexlen Court, Cleveland

Sold By Nyree Ewings

THIS WELL MAINTAINED LOWSET HOME IS IDEAL FOR THOSE DOWNSIZING, INVESTING OR TRYING TO ENTER THE MARKET. LOCATED IN A QUIET CUL-DE-SAC WALKING DISTANCE TO CLEVELAND SHOPS, TRANSPORT, SCHOOLS & RESTAURANTS.

- Rarely available 3 bedroom, 2 bathroom single level home
- Spacious separate lounge & dining - ample natural light & air flow
- Modernized kitchen with good storage and modern appliances
- Ducted air conditioning throughout for all year comfort
- Corner position for additional privacy
- Large paved courtyard and storage shed
- Beautiful lawn & gardens - with easy access to the side garden too for trailer

THERE ARE ONLY 2 UNITS BUILT TOGETHER IN A DUPLEX FORMAT WITH PRIVACY AND SEPARATION IN MIND FOR BOTH OWNERS - THIS IS A REALLY SPECIAL HOME IN AN ULTRA CONVENIENT LOCATION!

Additional property information:

- Owner Occupied
- Rental appraisal approx. \$620/week
- Built 1984
- Rates approx. \$1000 per qtr incl. water

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
\$799,000+

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



- No shared insurance or body corp fees

MORE DETAILS

| | |
|---------------|---|
| Property ID | BTHPF2S |
| Property Type | Villa |
| House Size | 96 m2 |
| Including | Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced |

Nyree Ewings 0404 138 785

High Performance Agent - Independent Contractor - Nyree Ewings
Pty Ltd | newings@ljhpc.com.au

Alex Mitchell 0418 540 179

| amitchell.cleveland@ljh.com.au

LJ Hooker Property Centre (07) 3286 2500

152-164 Shore St West, Raby Bay, Brisbane Qld 4163
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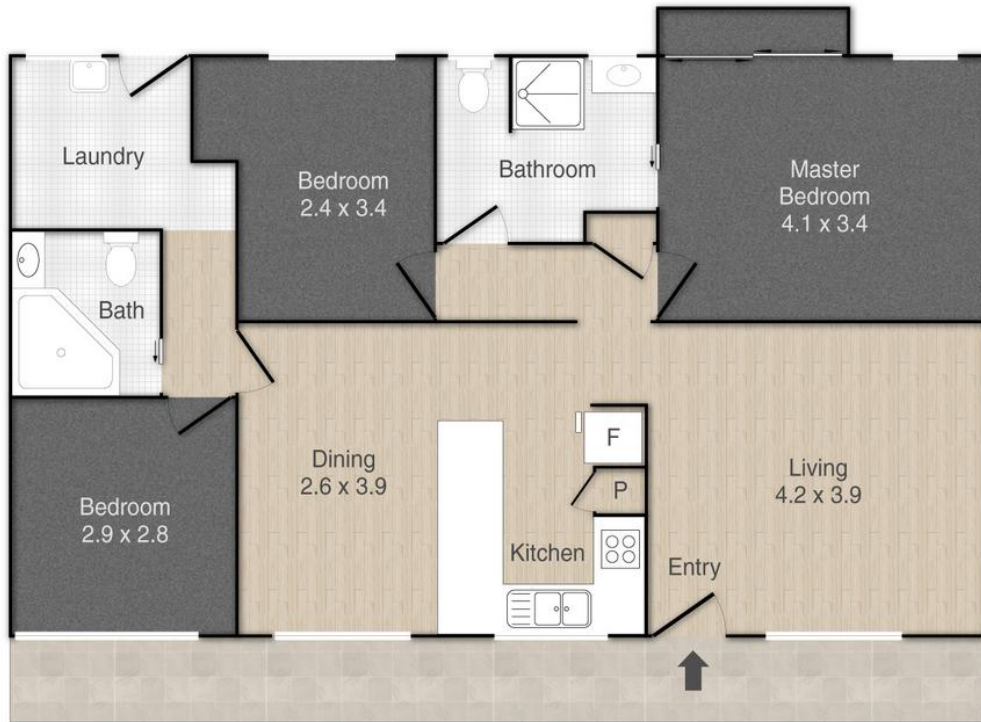


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House Area: 96m²

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