



FOR SALE

SO MUCH TO OFFER!

Located in the secure gated community of Cleveland Palms is this beautifully presented, and fully air-conditioned, home that has so much to offer.

From the front you will see a large double carport, that is also an entertainment area, as it contains an out-door kitchen and would be ideal to entertain the largest crowd. Behind this is the beautifully presented home with 2 great-sized bedrooms, the main has its own walk-in robe and ensuite. There's a front lounge that joins the kitchen/dining area with the built-in laundry attached.

Next to the house is a huge 8M x 8M carport that joins the 6M x 6M shed/workshop with double roller doors.

(See the attached site plan).

Other great features of this home are:

- 9kw solar system,
- 11 Kva standby generator that automatically starts when power is lost,
- Water filtration system,
- Concreted hard stand beside the home,
- Rocks on the footpath at the front of the home for ease of parking,
- Grass area with clothesline at the rear of the house,
- Covered greenhouse at the rear of the house,
- 3 large water tanks and 1 smaller water tanks for rainwater and the community water.
- Remote controlled gate in front of the home.
- Extra wide double gates to the side of the home.

Cleveland Palms is a gated community around 20 minutes from the Fairfield Central Shopping Centre and around 30 minutes from the center of Townsville City and has a community swimming pool, tennis courts and barbeque areas.

For all you fishing enthusiasts, there's also has an all-weather boat ramp, for the exclusive use of residents and their guests, and a community centre for locals to get together.

The land in Cleveland Palms is leasehold, not freehold, and is managed by a body corporate.

The total annual fees are currently \$5090 which includes council rates.

Buyers seeking a beautifully presented home, in a secure location, with loads of extras, should seriously consider what's on offer here.

2 BED | 2 BATH | 6 CAR

PRICE:
\$500,000

OPEN FOR INSPECTION:
N/A



Gerard Black

0426779633

gerardblack@atrealty.com.au

www.atrealty.com.au



FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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 All enquiries must be directed to the agent, vendor or party representing this floor plan.

12 Molloy Crescent, Nome, Q, 4816

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.