



# FOR SALE

## LOVELY SHED CONVERSION

What an opportunity to live in a lovely 'as new' home in the gated community of Cleveland Palms.

Located on a 600 sq. m. block, around 20 minutes from the Fairfield Central Shopping Centre, and even closer to the emerging master planned community of Elliot Springs, this property offers buyers the chance to get into the property market at an affordable price.

On entering you will see an open-planned layout with a combined living and dining area next to the full-sized kitchen with a large pantry and induction cooktop.

There is a beautiful and well-appointed bathroom and laundry with floor to ceiling tiles, storage space and a walk-in shower, while the bedroom is great-sized and features a large built-in robe. Other great inclusions to this property are:

- 7.8 kw solar system.
- Split system A/C in the living area and bedroom.
- Bedroom suite including a Queen bed, bed-side tables, dresser and mirror.
- LG 10kg front loading washing machine.
- Asko dishwasher.
- Modern quality lounge.
- Tiles to complete the floors.
- Approved septic system.
- Water tanks and pumps.

Cleveland Palms is a gated community where the land is currently leasehold and is managed by a body corporate.

The annual body corporate fees are currently \$5090, and this includes you council rates.

The estate is a haven for those who love to fish, with an all-weather boat ramp and fishing platform, that's for the exclusive use of residents and their guests.

The estate also has a swimming pool, tennis courts, a community centre and barbeque facilities.

Buyers looking to get into the market with a quality property should check out what's available here.

Call to arrange an inspection.

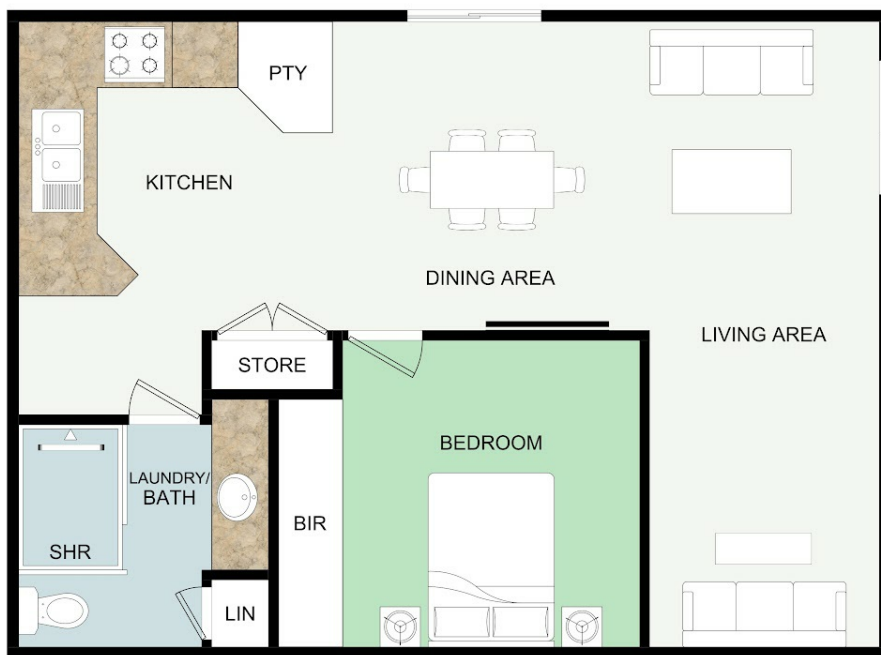
1 BED | 1 BATH | 0 CAR

PRICE:  
\$250,000

OPEN FOR INSPECTION:  
N/A



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## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

10 Lyons 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.