



# FOR SALE

## LOVELY SHED CONVERSION

Located in the gated community of Cleveland Palms, around 20 minutes South from Fairfield Central Shopping Centre, is this lovely, shed conversion with an abundance of extra living and entertainment spaces.

The shed itself is 9m x 6m, has an insulated roof, 2 large air conditioners and roof ventilation and contains the full-sized kitchen, living and dining areas.

To the front of this is a very handy 9m x 4m fully enclosed entertainment area, just ideal for relaxing in, whilst to the side is a large and covered paved area ideal for barbeques and entertaining guests, whilst behind this is the bathroom, storage shelves, garden shed and 3 water tanks.

Other great features of this home are:

- 3 Covered car spaces,
- 3kw+ solar system,
- 2 additional slimline water tanks,
- Very handy side cat run giving direct access to the main living area,
- Established garden,
- Fully approved septic system,
- Fully fenced,
- Low maintenance grounds.

(See the attached site plan.)

\*\*Please note, the land a Cleveland Palms is leasehold, not freehold, therefore traditional low-deposit mortgages may not be available. The estate is managed by a body corporate, and the total annual fees are \$5090 which includes council rates.

Cleveland Palms estate has a community swimming pool, tennis courts and barbeque areas and an all-weather boat ramp, for the exclusive use of residents and their guests, and a community centre for locals to get together.

Buyers looking for an excellent weekender, or for a way to get into the property market, should consider what is on offer here.

Call to arrange an inspection.

1 BED | 1 BATH | 4 CAR

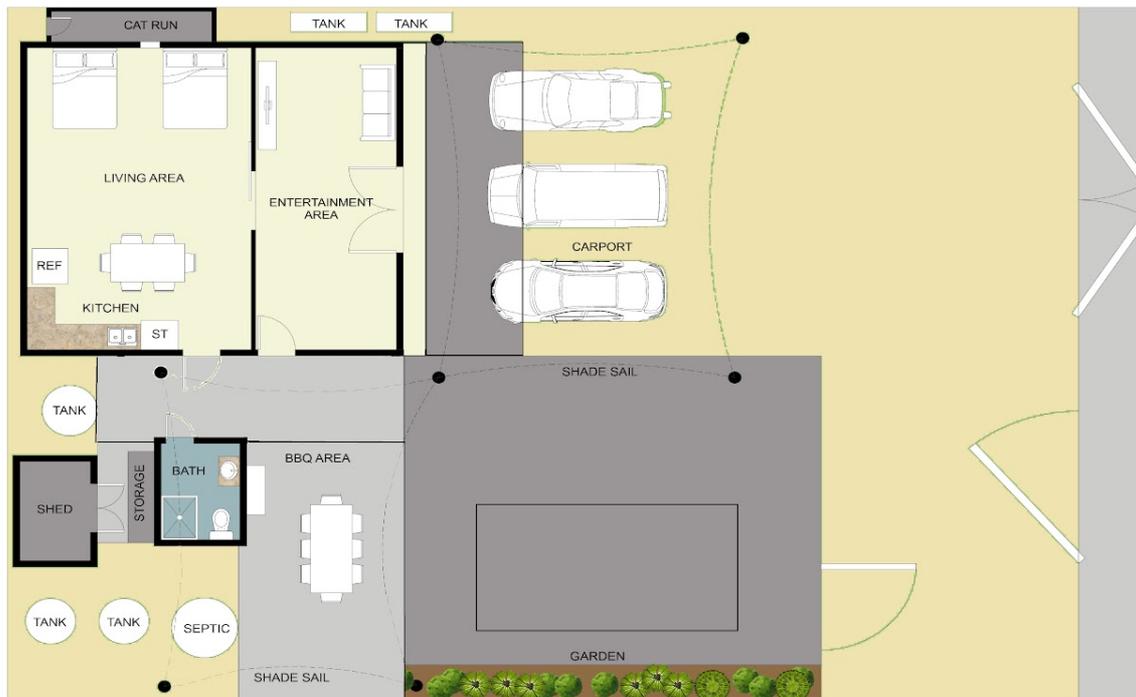
PRICE:  
\$290,000

OPEN FOR INSPECTION:  
N/A



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## FLOOR PLAN ON SITE

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.

20 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.