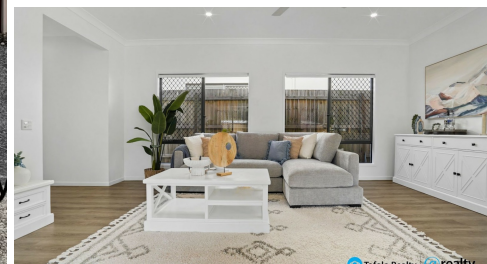
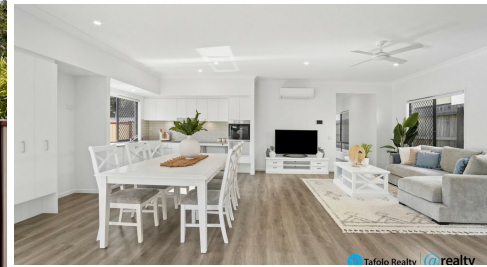


5 SMITH STREET, CLEVELAND, QLD, 4163



FOR SALE

NEAR NEW + HIGH CEILINGS + 3 ENSUITES!

Ladies and gentlemen, we are excited to present to you this exceptional residence, nestled in a quiet location just moments from the heart of Cleveland.

Constructed only 3.5 years ago and set on a level 433m² allotment, this impressive 252m² home offers an outstanding opportunity for owner-occupiers, investors or multi-generational families, or it could cater to multi-room accommodation or NDIS participants.

Designed with comfort, functionality and accessibility in mind, the home incorporates high ceilings and a sense of light and space throughout.

There is a comprehensive assistive technology package and features extra-wide hallways and doorways, smooth surface transitions, non-slip flooring and fully wheelchair-accessible facilities all the way through.

The home features 3 large bedrooms, each equipped with their own large and private ensuite, air-conditioning unit, generous living space, private outdoor area and built-in wardrobe.

All of the rooms are an excellent size and there is also scope to use the front room as a fourth bedroom, or expand it into another ensuited room if required.

The well-appointed kitchen features quality appliances, plenty of bench space, room for an island bench if desired, an adjustable-height benchtop, and a pull-out pantry.

Outdoor living is equally impressive, with a large main undercover entertaining area in addition to the individual alfresco areas that adjoin each of the bedrooms.

Additional features include ceiling hoist provisions, structural reinforcement for future accessibility modifications, ceiling and wall fans, backup generator power and premium accessibility infrastructure throughout the home.

Importantly, the property offers outstanding potential for rooming accommodation or specialist housing, with outstanding potential returns as a rooming accommodation house or an NDIS dwelling.

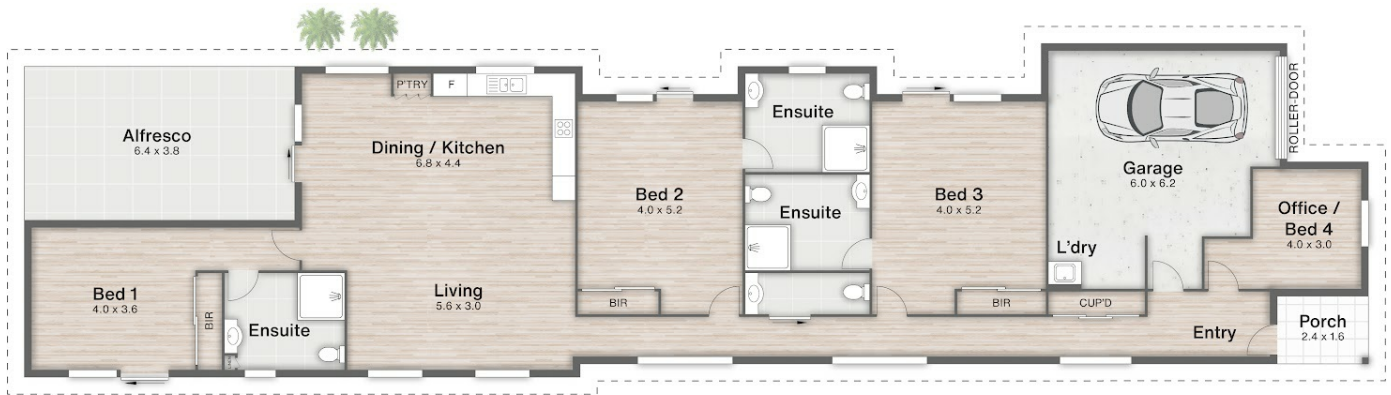
4 BED | 3 BATH | 1 CAR

PRICE:
\$1,200,000+

OPEN FOR INSPECTION:
N/A



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5 Smith Street **CLEVELAND**

3 | 3.5 | 1 | 252m² | 433m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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.