



# FOR SALE

## HOUSE AND BIG SHED!

Look what's available for sale here!

Located in the gated community of Cleveland Palms, around 20 minutes South from the Fairfield Central Shopping Complex, and even closer to the emerging master-planned community of Elliot Springs, is this lovely 3-bedroom home and extra-large shed.

**THE HOME:** Is fully air-conditioned has three bedrooms, the main being over-sized, a full-sized kitchen with dining area and a lovely living room adjacent, a shower and separate toilet. There are beautiful hardwood floors throughout and loads of natural light, there's also a rear deck where the laundry is located.

**THE SHED:** Is around 12m long x 9m wide and is 5m high at its lowest point. It has a 3m wide and 3.25m tall roller door and a separate entry door.

There are also 3 water tanks, an approved septic system and two sets of double gates, one on each side at the front, and a paved driveway and surrounding areas giving all weather access to the property.  
(See the attached site plan.)

**\*\*Please note,** the land at 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 a neat and well-presented home with a shed that's big enough to store all your vehicles, should check out what's on offer here.

Call and arrange an inspection.

**Disclaimer:** While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not

**3 BED | 1 BATH | 4 CAR**

**PRICE:**  
**\$385,000**

**OPEN FOR INSPECTION:**  
**N/A**



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FLOOR PLAN ON SITE 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.

29 Pavia Drive, 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.