

2/15 Lexlen Ct, Cleveland, QLD 4163

Sold - 5/09/2025

Villa 3 2 2



## Sold By Nyree Ewings

THIS WELL MAINTAINED LOWSET HOME IS IDEAL FOR THOSE DOWNSIZING, INVESTING OR TRYING TO ENTER THE MARKET. LOCATED IN A QUIET CUL-DE-SAC WALKING DISTANCE TO CLEVELAND SHOPS, TRANSPORT, SCHOOLS & RESTAURANTS.

- \* Rarely available 3 bedroom, 2 bathroom single level home
- \* Spacious separate lounge & dining - ample natural light & air flow
- \* Modernized kitchen with good storage and modern appliances
- \* Ducted air conditioning throughout for all year comfort
- \* Corner position for additional privacy
- \* Large paved courtyard and storage shed
- \* Beautiful lawn & gardens - with easy access to the side garden too for trailer

THERE ARE ONLY 2 UNITS BUILT TOGETHER IN A DUPLEX FORMAT WITH PRIVACY AND SEPARATION IN MIND FOR BOTH OWNERS - THIS IS A REALLY SPECIAL HOME IN AN ULTRA CONVENIENT LOCATION!

### Additional property information:

- Owner Occupied
- Rental appraisal approx. \$620/week
- Built 1984
- Rates approx. \$1000 per qtr incl. water
- No shared insurance or body corp fees

### Open for Inspection

By Appointment.

### Listed By

Nyree Ewings

