

7 Eden Ct, Cleveland, QLD 4163

Sold - 28/05/2025

House 3 1 1



## CHARMING FAMILY HOME WITH POOL & SOLAR IN PRIME CLEVELAND LO

Welcome to 7 Eden Court, Cleveland, a delightful 3-bedroom, 1-bathroom residence with a single-car garage, set on a generous 739m<sup>2</sup> block. This well-maintained home offers comfortable living spaces, modern conveniences, and excellent outdoor amenities, making it perfect for families, first-home buyers, or investors.

**Open for Inspection**

By Appointment.

### Property Highlights:

#### Living & Comfort:

• Air Conditioning: Master bedroom and dining area are equipped with air conditioning units for year-round comfort.

• Functional Layout: Open-plan dining and kitchen area, promoting a seamless flow throughout the home.

#### Kitchen & Utilities:

• Modern Kitchen: Features a dishwasher and electric cooktop, catering to all your culinary needs.

• Electric Hot Water System: Ensures consistent and efficient hot water supply.

• NBN Hybrid Fibre Coaxial (HFC) connection for fast, reliable internet.

#### Outdoor Features:

• Swimming Pool: Enjoy the in-ground pool, perfect for relaxation and entertaining.

• Covered BBQ Area: The patio includes a dedicated BBQ space, ideal for outdoor gatherings.

• Garden Sheds: Three garden sheds provide ample storage for tools and equipment.

• Bore Water Access: Utilize bore water for maintaining the pool and gardens, promoting sustainability.

### Energy Efficiency:

• 5kW Solar System: Reduces electricity costs and supports eco-friendly living.

### Prime Location:

Situated in a peaceful cul-de-sac, this property offers:

#### Proximity to Amenities:

- Close to local shops, cafes, and essential services.
- A short drive to Cleveland Central Shopping Centre for a wider range of retail options.

#### Educational Facilities:

- Near reputable schools, making it convenient for families with children.

### Listed By

The Office

Graham Buckle

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