

## Clear Island Waters, 13 Martingale Circuit

### POSITION PERFECT

This meticulously maintained gem is a bit of a rarity —not many homes are offered for sale in this sought-after area of Clear Island Waters. Setting it apart from many other homes are its generous rooms, high ceilings with elegant cornices and lovingly worked landscaped gardens. The floor plan is very workable with its three bedrooms, master with ensuite and walk in robe, separate dining, spacious living plus a fabulous sun-room which is fully enclosed making it usable in all weathers. Close to shopping centres, schools and medical facilities and only 50m to a very pretty park —this is absolutely a picture perfect position.

Rental Appraisal: \$1,050 - \$1,150 per week

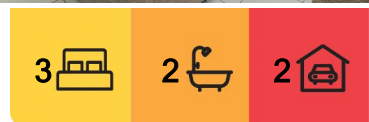
Water Rates: \$1,441.44 per annum

Council Rates: \$2,858.80 per annum

\* Please note, digital furniture has been used in the photos provided \*



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Over \$1,449,000

**View**  
[ljhooker.com.au/5GTSF41](http://ljhooker.com.au/5GTSF41)

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**LJ Hooker Nerang**  
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## More About this Property

<b>Property ID</b>	5GTSF41
<b>Property Type</b>	House
<b>Land Area</b>	578 m2
<b>Including</b>	Air Conditioning

### Jane Doogan 0413 872 972

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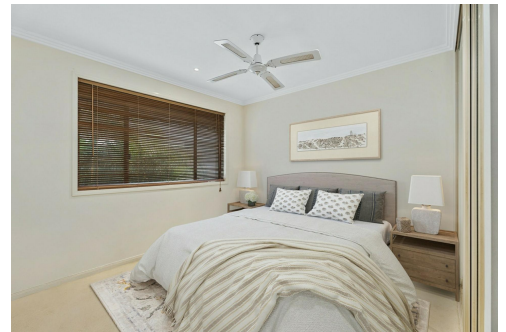
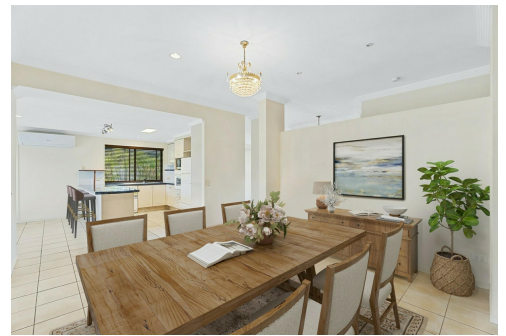
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13 MARTINGALE CIRCUIT, CLEAR ISLAND WATERS

 3  2  2

Internal: 219m<sup>2</sup> | External: 9m<sup>2</sup> | Total: 228m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

