



16 Montserrat Crt, Clear Island Waters

## Contemporary Luxury in Clear Island Waters

Welcome to 16 Montserrat Court, Clear Island Waters - an impressive contemporary residence offering an exceptional scale of living in one of the Gold Coast's most sought-after residential enclaves.

Built in 2023 and spanning an impressive 401sqm of floor area, this substantial five-bedroom residence delivers the space, proportions and modern appeal demanded by today's discerning buyer.

Positioned on a 600sqm allotment, the home combines sophisticated contemporary living of genuine scale.

With five bedrooms, two and half bathrooms and secure accommodation for three plus vehicles, it presents an outstanding opportunity for families seeking a home that can grow with them while offering an elevated standard of everyday living.

A Home Designed for Life at a Higher Level:

From the moment you arrive, the home's substantial proportions create an immediate impression of quality and presence.

5 2 3

### FOR SALE

Motivated Vendor - Submit all offers

### VIEW

Sat 26th Sep @ 11:00AM - 11:30AM

### AGENTS

Peter Cooke  
0449 231 811  
peter.cooke@ljhooker.com.au

### AGENCY

LJ Hooker Broadbeach  
(07) 5531 6688

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Interested parties must rely solely on their own enquiries.



The generous floorplan provides an abundance of space for family life, entertaining and quiet retreat, while the home's 2023 construction offers the appeal of contemporary living.

Whether you're searching for a sophisticated family sanctuary, a substantial modern home within a premium location, 16 Montserrat Court deserves your attention!

Five Bedrooms. Three Cars. Generous scale:

With five bedrooms and an expansive 401sqm footprint, there is room here for everyone.

The 3-car accommodation adds another layer of practicality and flexibility -particularly valuable for families, luxury vehicle enthusiasts or buyers simply wanting additional storage and workspace.

Everyday living is elevated by the sheer amount of space available, creating a residence that feels genuinely substantial rather than simply appearing impressive online.

An Address That Speaks for Itself:

Clear Island Waters is renowned for its established residential appeal, family-friendly environment and premium waterfront lifestyle.

Set within this highly regarded Gold Coast community, Montserrat Court offers the tranquility of a residential cul-de-sac while placing you within easy reach of our enviable gold coast lifestyle.

This is an address where quality homes are highly sought after - and opportunities of this scale are not commonplace.

The Opportunity:

16 Montserrat Court represents a rare combination of:

- Contemporary 2023 construction
- Approximately 401sqm of substantial floor area
- 600sqm allotment
- Five generous bedrooms
- Two bathrooms
- Three-car accommodation
- Premium Clear Island Waters location
- Exceptional proportions and family-friendly scale

My instructions are clear - this beautiful home must be sold. Inspection is an absolute must.

## MORE DETAILS

|               |              |
|---------------|--------------|
| Property ID   | PGTHHD       |
| Property Type | House        |
| House Size    | 401 m2       |
| Land Area     | 600 m2       |
| Including     | Solar Panels |

**Peter Cooke 0449 231 811**

Licensed Real Estate Agent | [peter.cooke@ljhooker.com.au](mailto:peter.cooke@ljhooker.com.au)

**LJ Hooker Broadbeach (07) 5531 6688**

Shop 14, 90-104 Surf Parade, BROADBEACH QLD 4218

[broadbeach@ljhooker.com.au](mailto:broadbeach@ljhooker.com.au) | [sales.broadbeach@ljhooker.com.au](mailto:sales.broadbeach@ljhooker.com.au)

