



Clear Island Waters, 125/125 Santa Cruz Boulevard

Sophisticated Multi-Level Villa in Prestigious Rhode Island Estate

Discover the pinnacle of resort-style living with this stunning multi-level villa in the prestigious Rhode Island estate. Perfectly positioned at "4 Wyoming" 125 Santa Cruz Boulevard, Clear Island Waters, this spacious 3-bedroom, 2.5-bathroom residence with a double garage offers a seamless blend of elegance, comfort, and world-class amenities.

The grand split-level design offers ultimate comfort and privacy, featuring:

Level One —Secure Double Garage & Storage

Enter through the private, secure double garage with internal access, ensuring absolute convenience. This level also offers extra storage space for added practicality.

Level Two —Spacious Living & Entertaining



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 \$1,200,000

View
ljhooker.com.au/ZYUF4K

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Step into the heart of the home —a bright and airy open-plan living and dining area designed for effortless entertaining. High ceilings and large windows create an inviting atmosphere, while the gourmet kitchen boasts sleek stone benchtops, premium appliances, and ample storage. Flowing seamlessly from the living space is a private alfresco courtyard with access to the Nerang River, perfect for morning coffee or evening drinks. A guest powder room completes this level.

Level Three —Private Bedrooms & Stylish Main Bathroom

This level features two generously sized bedrooms, both with built-in robes and natural light-filled interiors. The stylish main bathroom is beautifully appointed with quality finishes. This floor is ideal for family, guests, or even a dedicated home office space.

Level Four —Luxurious Master Retreat

Perched on the top floor, the grand master suite is a private sanctuary. Wake up to stunning views from your exclusive balcony, unwind in the elegant ensuite with spa bath, and enjoy the convenience of a walk-in robe. This level offers complete privacy, making it the perfect space to relax and recharge.

Featuring:

- Spacious open-plan living and dining area with high ceilings and abundant natural light
- Gourmet kitchen with stone benchtops, premium appliances, and ample storage
- Private master retreat on the top level with a walk-in robe, ensuite, and private balcony
- Two additional generously sized bedrooms with built-in robes
- Stylish main bathroom plus a guest powder room
- Private alfresco courtyard —perfect for outdoor dining and entertaining
- Double garage with internal access and extra storage space
- Secure gated community with world-class amenities
- Ceiling fans throughout and air conditioning in the living area and master suite
- Stunning outlook over Nerang River

If the space on offer and exquisite outlook isn't enough, the resort style facilities will be sure to impress you:

- *Resort-style swimming pool —a tropical oasis for relaxation and leisure.
- *Full-size tennis courts —perfect for a friendly match or staying active.
- *Billiards room —a sophisticated space for entertainment and socializing.
- *Grand clubhouse —ideal for gatherings, community events, or unwinding in luxury.
- *Fully equipped gym —stay fit without ever leaving home.
- *Direct access to Surfers Paradise Golf Course—perfect for golf enthusiasts or those who appreciate scenic green surroundings.

Key Financial Details:

- GCCC rates of \$1,910 per year approx
- Water rates of \$1,975 per year approx
- Body Corporate rate of \$195.84 per week approx
- Rental Appraisal of \$1,200 to \$1,300 per week approx

Properties in Rhode Island are highly sought after and rarely available. This elegant four-level villa is a true standout in one of the Gold Coast's most desirable communities.

Contact Ben on 0402 921 314 today!



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More About this Property

Property ID	ZYUF4K
Property Type	Townhouse
Including	Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

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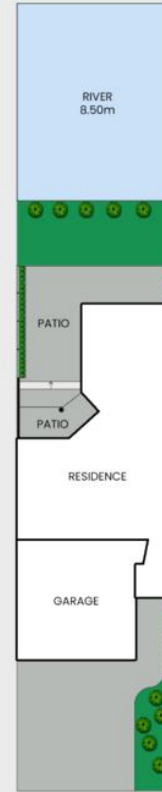
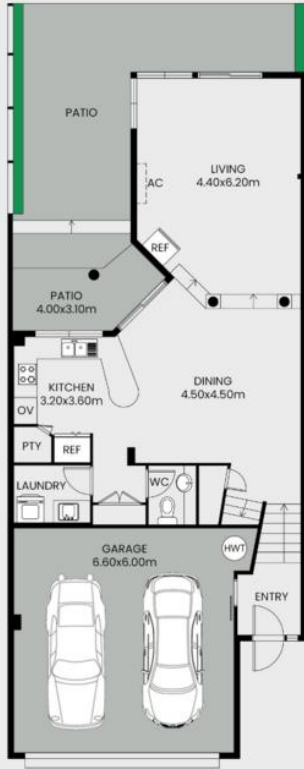
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125/125 Santa Cruz Boulevard, Clear Island Waters

INTERNAL	204m ²
COVERED EXTERNAL	15m ²
TOTAL FLOOR AREA	219m²
	3
	2.5
	2

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