

## Clear Island Waters, 58/7-9 Santa Cruz Boulevard

### Spectacular Waterfront Townhouse —Breathtaking Views & Comfort

The lakefront position and stunning views provide the ideal backdrop for this beautiful two-storey townhouse, perfectly positioned on the water's edge. Offering 3 bedrooms, a study-nook and spacious open plan living, this home combines lifestyle and ultimate tranquility.

#### Key Features:

- \* Lakefront Living —Enjoy uninterrupted lake and hinterland views
- \* Spacious & Functional —3 bedrooms plus a study-nook for added versatility
- \* Master Retreat —Walk-in robe, ensuite, and private balcony access
- \* Bathrooms —Main bathroom with bathtub & vanity, plus powder room downstairs
- \* Kitchen —Light and bright with ample storage
- \* Open-Plan Living —Flexible space with seamless indoor-outdoor flow
- \* Climate Comfort —split system air conditioning in main living with fans in all bedrooms



**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 \$899,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Nerang**  
(07) 5581 4422



- \* Outdoor Entertaining —Expansive lakefront timber deck & upstairs balcony providing stunning views
- \* Secure & Convenient —Lock-up garage + additional car space, plus ample visitor parking

#### Resort-Style Amenities:

- \* Sparkling Pool & Spa
- \* Modern BBQ Facilities
- \* Secure gated estate

#### Prime Location:

- \* Close to major shopping centres, beaches, parks, cafés, and schools
- \* Easy walk to Q-Super Centre and Goodlife Health Club & Surfers Paradise Golf Club
- \* Short drive to Broadbeach light rail & M1 motorway

#### Financials & Investment Potential:

- \* Low Body Corporate Levies: Approx \$81/week
- \* Council & Water Rates: Approx. \$87/week
- \* Rental Appraisal: \$880—\$930/week

This townhouse provides an opportunity to add value while neat and tidy has room for a modern makeover to instantly add value with relaxed waterfront living, seamlessly blending nature with comfort.

Don't miss this great opportunity!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and CLP Realty Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

## More About this Property

Property ID	5GRBF41
Property Type	Townhouse
House Size	115 m2
Land Area	139 m2
Including	Pool

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#### Daniel Campbell

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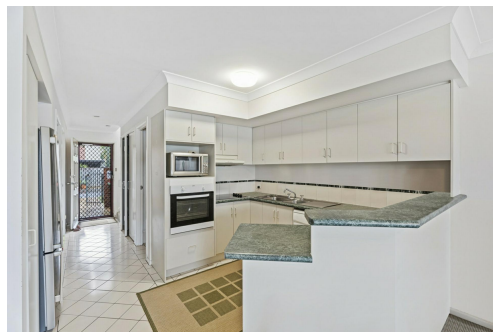
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58/7-9 SANTA CRUZ BOULEVARD, CLEAR ISLAND WATERS

 3  2  1

Internal: 132m<sup>2</sup> | External: 23m<sup>2</sup> | Total: 155m<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.

