



67/7-9 Santa Cruz Boulevard, Clear Island Waters

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## Your Clear Island Waters Lifestyle Awaits

It's all about location and lifestyle - just minutes from Broadbeach's buzzing energy, yet tucked away in a peaceful pocket! This spacious three-bedroom townhouse offers the perfect blend of comfort, convenience, and coastal living in one of the Gold Coast's most sought-after suburbs.

Step inside to discover a light-filled open-plan living and dining area that flows seamlessly to a private courtyard - perfect for relaxed afternoons or entertaining friends. With direct access from your backyard to the complex BBQ and pool area, it feels like an effortless extension of your own home.

Upstairs, you'll find three generous bedrooms. The master includes a walk-in robe and ensuite, while the remaining two bedrooms share a spacious, well-appointed bathroom.

Additional features include a separate laundry, a single lock-up garage with internal access, extra parking for a second vehicle, and ample on-site visitor parking.

Set within a secure, beautifully maintained complex, residents enjoy a

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Nerang  
(07) 5581 4422

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sparkling pool, landscaped gardens, and low body corporate fees - making this the ideal low-maintenance lifestyle.

Features:

3 bedrooms  
2 bathrooms (including ensuite to master) plus a powder room downstairs  
Open plan living, dining and kitchen areas  
Living area includes convenient study nook  
Single lock-up garage with internal access and extra space in front for an additional car  
Separate Laundry  
Air conditioning in main living & main bedroom  
Fans in all bedrooms and main living  
Fresh paint & Carpet throughout  
Private courtyard with direct access to the pool and BBQ area  
Option to purchase fully furnished  
Low body corporate at approx \$64 per week  
Quiet yet central location

Unbeatable Location:

1km to Q Super Centre (Coles, Woolworths, Aldi, restaurants & more)  
2.5km to Pacific Fair Shopping Centre  
3.5km to Broadbeach's patrolled beaches, restaurants & nightlife  
3km to The Star Casino & Gold Coast Convention Centre  
Walk to schools, public transport, golf & tennis clubs  
Easy access to major roads and the M1 for effortless commuting

Financials:

Council Rates: Approx. \$650 per quarter  
Water Rates: Approx. \$438 per quarter  
Body Corporate: Approx. \$64 per week  
Rental Appraisal: \$850—\$880 per week

Whether you're looking to move straight in, renovate to your taste, or secure a smart investment in a high-demand area - this is an opportunity not to be missed.

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## MORE DETAILS

Property ID 5HBNF41  
Property Type Townhouse  
Including Pool  
Dishwasher  
Built-in-Robes

### **Daniel Campbell 0412 777 212**

Sales Specialist to Chris Pittaway Independent Contractor |  
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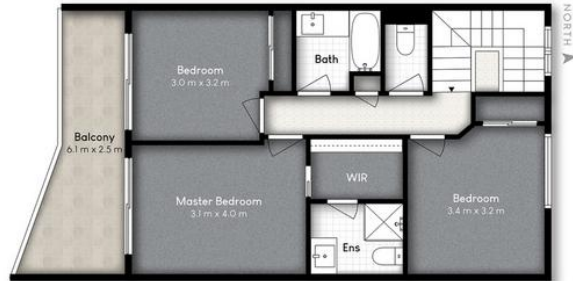
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67/7-9 SANTA CRUZ BLVD, CLEAR ISLAND WATERS



Internal: 138m<sup>2</sup> | External: 32m<sup>2</sup> | Total: 170m<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.

