



2504/22-26 Clifton Road, Clifton Beach

Spacious 145m²; Apartment in the Clifton Views Retreat Just 400m from the Beach

Discover the perfect blend of lifestyle, space and investment potential with this three-bedroom, two-bathroom apartment, nestled within one of Clifton Beach's most sought-after resort-style complexes. Positioned on the first floor with peaceful garden views looking out to the Pool, this private retreat offers a relaxed tropical lifestyle in a beautifully maintained setting. Whether you're searching for your next home, a holiday escape or a quality investment, this property delivers on every level.

Enjoy a short stroll to the beach, local cafe and restaurant, while resort facilities including four swimming pools, a gym, tennis court and BBQ areas are all just moments from your door.

Property Features

- Generous 145m² floorplan with a peaceful first-floor position.
- Spacious open-plan living and dining flowing seamlessly to the covered balcony.
- Private balcony with plantation shutters, creating the perfect space to relax or entertain year-round.

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FOR SALE

Offers over \$649,000

VIEW

Sat 25th Jul @ 11:30AM - 12:00PM

AGENTS

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AGENCY

LJ Hooker Cairns Beaches
(07) 4059 0594

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Three generous bedrooms, all with built-in wardrobes.
- Two well-appointed bathrooms, including an ensuite to the master bedroom.
- Fully air-conditioned with ceiling fans throughout for year-round comfort. NOTE: All new Air-Cons and Ceiling Fans
- Easy-care tiled living areas with carpeted bedrooms.
- Large internal laundry with additional linen storage.
- Secure 18sqm lock-up garage with an adjoining 7sqm workshop/storage area.
- Quietly positioned in one of the most private locations within the complex.

Resort Lifestyle

Enjoy the benefits of living in a secure, beautifully maintained resort community featuring:

- Four resort-style swimming pools, including a children's pool.
- Fully equipped gym.
- Tennis court.
- BBQ and picnic areas.
- On-site management.
- Tranquil wildlife reserve at the rear of the complex.
- Public transport at the entrance, with shops, cafes, restaurants and medical facilities all close by.

Perfect for Families, Downsizers or Retirees

Offering generous proportions, low-maintenance living and outstanding resort facilities, this apartment is ideal for families seeking a relaxed coastal lifestyle, retirees wanting to enjoy tropical living, or downsizers looking for space without the upkeep of a house.

Outstanding Investment Opportunity

Currently tenanted at \$620 per week until November 2026, providing immediate rental income.

With strong demand for quality apartments in Clifton Beach, the estimated long-term rental return is approximately \$665 per week, making this an attractive addition to any investment portfolio.

Apartments of this size in this tightly held complex are rarely offered for sale.

Things you might not know about Clifton Beach-

4.6 km scenic water view path that takes you straight up to Palm Cove

Located about a 20-minute drive north from the Cairns CBD and a 45-minute drive south of Port Douglas

Don't miss this opportunity to secure your own slice of tropical paradise.

Contact Louise Kinch 0419 019 756 today to arrange your inspection.

MORE DETAILS

Property ID U7PHSS
Property Type Apartment

Louise Kinch 0419 019 756

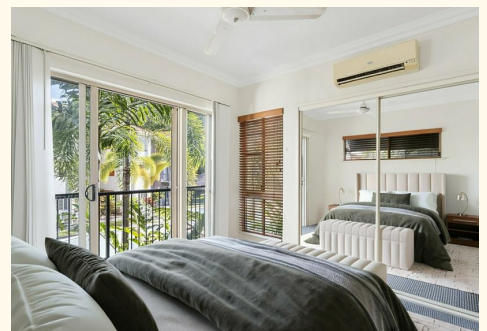
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TOTAL: 124 m²

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Floor plan by: www.open2view.com.au