



Clifton Beach, 1/61-67 Arlington Esplanade

Beach Views like no other

Designed by the award-winning Chris Vandyke, 1/61-67 Arlington Esplanade was built before its time. Materials and finishes of the finest calibre have been selected. The quality of this residence befits its location and lifestyle.

Taking advantage of the prevailing breezes with high ceilings and plenty of natural ventilation. This luxurious residence has a seamless indoor/outdoor flow through timber bi fold windows opening to reveal stunning panoramic views from every angle. Sit back and relax on the upstairs open air deck and take in the beauty of North Queensland.

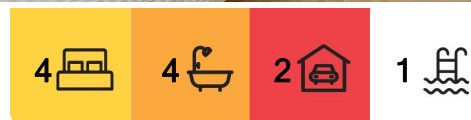
PROPERTY FEATURES:

Upper Level

- Huge Master Bedroom with an extra-large WIR
- En-suite features his and hers Travertine vanity units with lighting to illuminated frosted



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
Please Call

View
ljhooker.com.au/TATHSS

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LJ Hooker Cairns Beaches
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glass basins which sit upon Caesarstone quartz benchtops, and a marble tiled bath surround with louvred windows which are not only a striking feature but they allow natural ventilation from the sea breeze

- Additional 2 Bedrooms, 2 Bathrooms Upstairs, not to mention a Home office with a natural timber suspended desk
- All bedrooms have direct access to the rooftop balcony and gardens
- All bedrooms fully air-conditioned, timber doors and louvres
- Roof top garden on a massive Travertine terrace
- Whitewashed pine timber ceilings; all handpicked to ensure no knots
- Ceilings with shadow line details

Ground Level

- Enter through hand crafted, cast iron feature gates
- Indoor water feature connecting to the outdoor swimming pool was designed to reflect the Great Barrier Reef and its many vibrant colours. Each Italian mosaic tile was hand cut by a local artist.
- The outdoor, natural edge, fully tiled, heated swimming pool has 3 water spouts mounted onto a natural stone wall.
- Indoor/Outdoor shower fully tiled using shell-stone
- Stunning Kitchen with stone bench tops and island bench, the internal BBQ and 2nd kitchen area adjoining
- Another bathroom with natural stone basin and single slab suspended vanity
- Timber Bi-fold doors and louvers throughout
- High end tapware throughout internally, featuring Grohe
- Roof top garden on a massive Travertine terrace
- Double Garage and internal laundry

General Features

- All windows and doors externally and internally are solid timber
- Travertine flooring throughout including driveway and paving
- Whitewashed pine timber ceilings, all handpicked to ensure no knots
- Ceilings with shadow line details
- CBUS lighting system- controlled from lower level
- Home is fully alarmed and secure
- Network cabling through-out the home allowing for high speed internet.
- Heated Swimming Pool
- Land Size 600m²

To truly appreciate the quality and grand nature of this stunning beachfront residence, take the time to arrange a private viewing or attend one of the upcoming open homes.

ID will be required to inspect this property



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More About this Property

Property ID	TATHSS
Property Type	House
Land Area	600 m²
Including	Air Conditioning Intercom Pool Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

Lot 1 61-67 Arlington Esplanade, Clifton Beach