



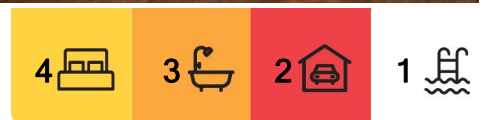
Clifton Beach, 147 Arlington Esplanade

Premier Beachfront Residence

Are you looking for a luxurious, spacious, and modern home in the heart of Clifton Beach, far North Queensland? Look no further! This premier beachfront residence boasts 4 bedrooms and 3.5 bathrooms, with an additional office, laundry, and storage room for all your organizational needs.

The upstairs living area features stunning tiled flooring, a beautifully appointed Hampton-style kitchen. Cook meals in the chef's kitchen, offering all the essentials, an oversized island for chats with the cook, a dishwasher for easy clean up, and an espresso machine to satisfy your early morning caffeine fix. Step out onto the extra-large outdoor balcony complete with an outdoor kitchen and BBQ with sweeping views of the Coral Sea - perfect for entertaining guests or simply relaxing and taking in the awe-inspiring ocean views.

At the rear of the upper level is the private master bedroom featuring an enviable walk-in wardrobe and an en-suite bathroom with his and hers vanity units, a luxurious bath perfect



For Sale
Please Call

View
ljhooker.com.au/TNKHSS

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LJ Hooker Cairns Beaches
(07) 4059 0594

for soaking and relaxing after a long day or spread out in the double shower. Tiled floor to ceiling, this is a masterpiece.

Dual living areas both upstairs and down allow for plenty of space for families to relax and enjoy their own private time, while the recently renovated heated inground pool at the front of the home provides the ultimate relaxation and entertainment experience.

Downstairs also encompasses a second Primary bedroom with ensuite along with 2 other bedrooms and another bathroom.

With a 2-car parking space, an inground saltwater swimming pool this house has everything you could need and more. Don't miss out on this once-in-a-lifetime opportunity to own a luxurious beachfront residence in one of Clifton Beach's most sought-after locations.

PROPERTY FEATURES:

Upper Level

- Huge Master Bedroom with an extra-large WIR
- En-suite features his and hers vanity units with bath and double shower. Tiled floor to ceiling
- Home office
- All areas fully air-conditioned
- Hampton Style Kitchen with all the latest appliances
- Butlers pantry
- Living and sitting area. Fully tiled
- Bi-fold doors to balcony
- Outdoor Kitchen with full BBQ facilities
- Expansive deck area overlooking the Coral Sea.

Ground Level

- Enter through digital entry doors
- 2nd Main Bedroom with Ensuite
- 2 additional bedrooms and bathroom
- 2nd Living area
- Timber Bi-fold doors and louvers throughout
- Fully equipped laundry
- Staircase to upper level
- Internal Storage room

General Features

- Ready to go for Holiday Rental
- Inground Heated Salt Water swimming pool
- Ceilings with shadow line details
- Cracking Ocean Views from all levels
- Recently renovated with completed detail
- Home is fully secure
- Network cabling through-out the home allowing for high speed internet.
- Heated Swimming Pool
- ID will be required to inspect this property



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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.

More About this Property

Property ID	TNKHSS
Property Type	House
Land Area	529 m2
Including	Pool

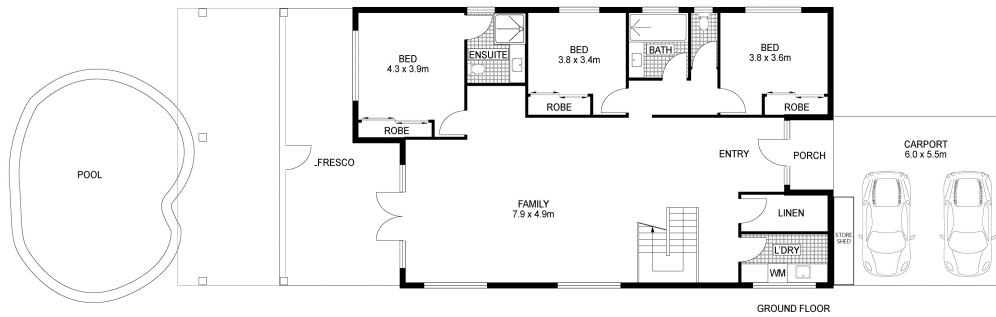
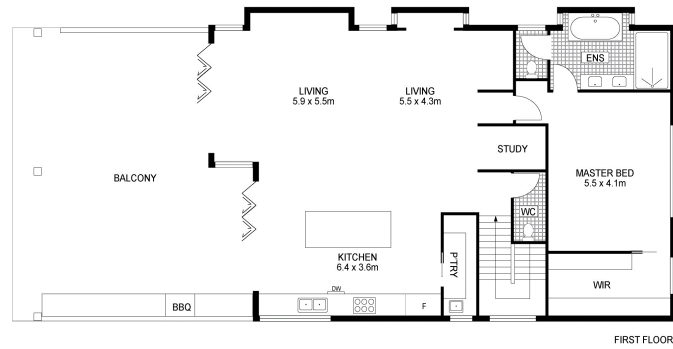
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INT: 320 m²

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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