



Clifton Beach, 23 Arlington Esplanade

Premier Holiday Design and Destination

If it's a holiday home you desire, this absolute beachfront property ticks all the boxes.

Live a lifestyle and own a portfolio most people only dare to dream of with this multi-purpose beachfront home situated on 744m2 of land, just steps from the water's edge. Designed for those who love to host guests, this sensational home embraces indoor-outdoor living with a large two-storey floor plan that connects effortlessly.

Exclusively listed with LJ Hooker Cairns Beaches, the open-plan kitchen, dining and living zone is set on the upper level with direct access to the balcony with show-stopping water views. The kitchen is a cook's dream with quality appliances, stone benchtops and cupboard space to burn.

Your luxe Grand Suite is also housed on this level with a walk-in robe and an ensuite with a bath. Wake up to the showstopping views of the Coral Sea. With 3 other multi-purpose

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For Sale
Please Call

View
ljhooker.com.au/T4AHSS

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LJ Hooker Cairns Beaches
(07) 4059 0594

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.

bedrooms located over the 2 levels, this is the ultimate holiday home or North Qld destination.

The added bonus to this property is the fully self-contained granny flat which creates additional holiday income and allows this property to sleep up to 14 guests, or for the extended family

Clifton Beach is Cairn's premier beachfront residence. With properties constantly selling over Two Million Dollars, 23 Arlington Esplanade is set to sell to the savvy buyer. With similar properties in high demand as holiday rentals, your returns on this purchase are guaranteed to please.

Property Features:

- 5 Bedrooms, 4 Bathrooms
- Uninterrupted views over the Coral Sea
- Front and rear balconies with views over the ocean and mountain ranges
- Set on 744m² of flat land, absolute Beachfront
- Modern Kitchen with stone benchtops and a plethora of storage space
- Multiple living areas on both levels
- Internal staircase
- Fully Airconditioned throughout
- Sparling inground saltwater swimming pool, surrounded by tropical gardens and sun lounge area
- Double lock up garage with additional side access parking for a boat or Caravan
- Self Contained granny flat at the rear, adding to the income potential
- Large deck area with uninterrupted views of the Coral Sea and surrounding islands
- Light-filled and spacious white interiors

Located in the peaceful suburb of Clifton Beach, this property has the perfect balance between city life and seaside relaxation. Known for its beautiful beaches, friendly community, and excellent amenities, Clifton Beach is a desirable location for all.

If you are after restaurants, cafes, bars and alfresco dining, take a 20-minute stroll along the newly constructed walk/bike path to Palm Cove. Here you will find a hive of activity along the foreshore.

Look forward to meeting with you at our scheduled open home inspections.



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More About this Property

Property ID	T4AHSS
Property Type	House
Land Area	744 m ²
Including	Pool

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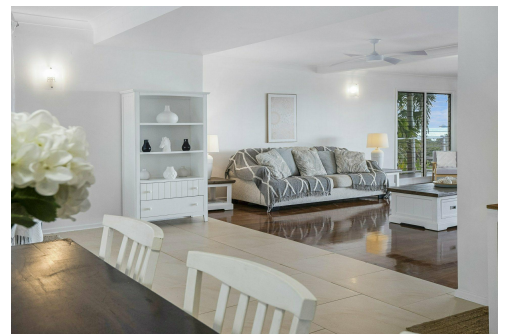
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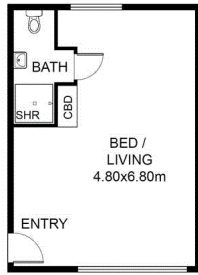
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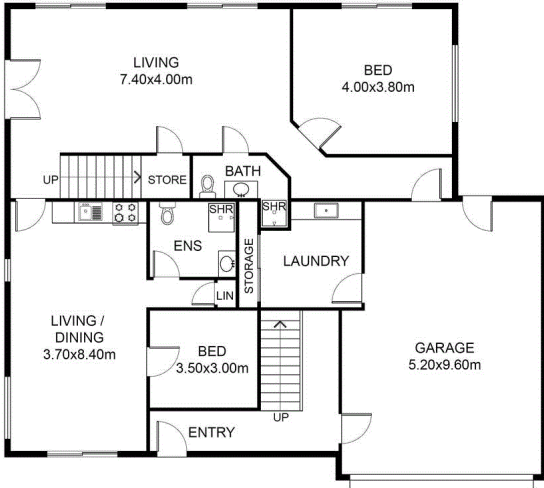
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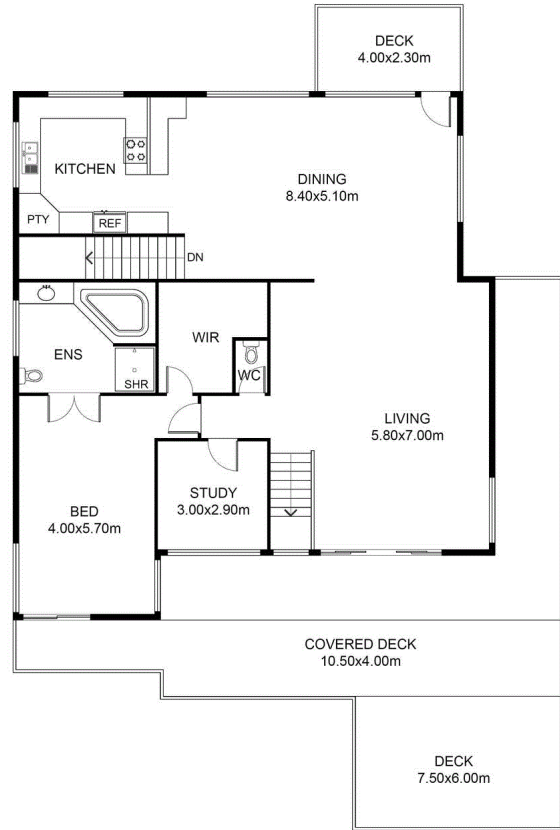
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ANNEX FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Belle Property 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.