

## Clifton Beach, 44 Yule Avenue

Your dream home in Clifton Beach is here!

Treat your family to this modern masterpiece that promises to elevate your living experience. This contemporary residence, set on a 800 sqm block, offers a perfect blend of luxury and functionality, just minutes from the Sandy shores of Clifton Beach.

We're confident you'll fall in love with this property as soon as you arrive at the address and gaze upon the incredible contemporary design and well-manicured landscaping.

44 Yule Ave, Clifton Beach boasts four spacious bedrooms, each featuring built-in robes. The primary bedroom truly shines with a luxuriously renovated ensuite bathroom with elegant fixtures and finishes. The main bathroom is just as stunning and also features sophisticated updates. One of the bedrooms offers versatility and can be easily transformed into a gym, study or any space that suits your lifestyle needs.

The heart of this home is the kitchen, a culinary haven where Caesarstone benchtops,



**For Sale**  
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**LJ Hooker Cairns Beaches**  
**(07) 4059 0594**

electric stovetop and an island bench with seating, create the perfect backdrop for family gatherings and gourmet adventures. It also boasts a walk-in pantry, fridge plumbing, soft-close drawers and an adjacent laundry area that makes everyday chores hassle-free.

Embrace resort-style entertaining in this property with the expansive outdoor entertainment area, boasting a pool, jetted spa and water features. This is complemented by an outdoor shower, perfect for rinsing off after a refreshing swim.

Filled with thoughtful touches for your comfort and happiness, including new tiling, LED lights, ceiling fans and fresh paint throughout. Screening on all external doors and windows ensures peace of mind, while the garage with ample storage guarantees everything has its place. With five split system A/C units strategically placed throughout, you'll enjoy the perfect temperature year-round, no matter the season.

With a 13.2Kw solar system featuring 32 panels, and dual electric hot water systems, this home is as efficient as it is beautiful.

With easy access to Palm Cove via the walkways, you also have the benefit of all the boutique shops and restaurants only minutes away. Come take a look at this hidden treasure, Clifton Beach.

#### Property Features:

- 4 Bedrooms ( main with ensuite )
- 2 Renovated Bathrooms
- Lock up double garage with ample storage and shelving
- Newly tiled and painted throughout
- Fully Air-conditioned with split systems
- New Kitchen with stone tops and soft close doors and drawers
- Large kitchen pantry and separate laundry
- Saltwater swimming pool with waterfall and jetted spa
- Room for the kids & pets in the backyard
- Landscaped gardens that will impress
- Private Back yard and pool area
- Master separate from other bedrooms
- Light and bright
- Energy efficient home
- Only a 2 minute stroll to the sand shores of Clifton beach
- Close to all amenities

Arrange a viewing or see you at a scheduled open home and make this your dream home.



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## More About this Property

Property ID	TBHHSS
Property Type	House
Land Area	800 m <sup>2</sup>
Including	Ensuite Air Conditioning Pool Spa Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Craig Gillard 0410 553 557**

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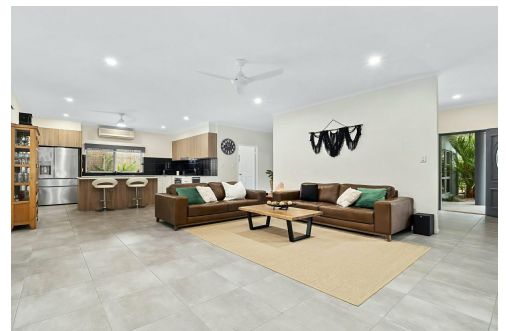
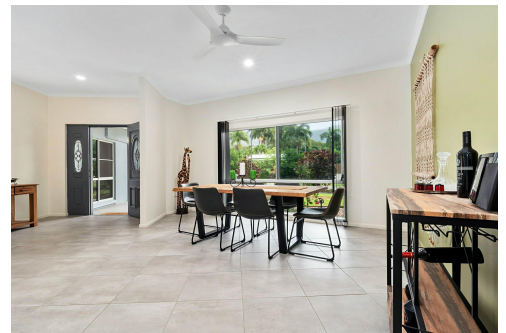
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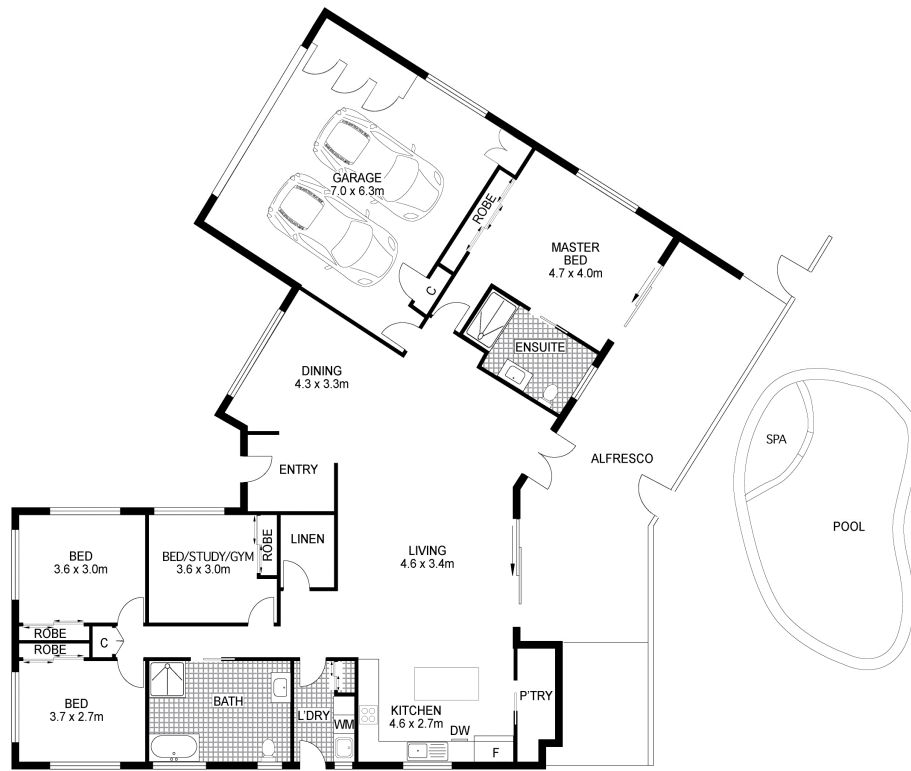
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INT: 212 m<sup>2</sup>

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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Cairns Beaches



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