



Clifton Beach, 45 Clifton Road

A Gardeners Paradise

Nestled in the serene suburb of Clifton Beach, this stunning residence with a generous land area of 946 sqm is designed for those who appreciate comfort, style, tropical living and the joy of entertaining.

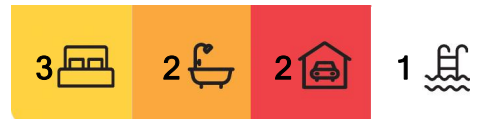
Boasting 3 spacious bedrooms, the master bedroom features an ensuite bathroom for your comfort and privacy. In addition, there is a second well-appointed bathroom, ensuring ample convenience for both residents and guests.

The home embraces a modern lifestyle with split system air conditioning for a comfortable living environment all year round. The dedicated study provides a quiet sanctuary for work or reading, while the living areas offer plenty of space for relaxation and entertainment.

Step outside to a beautifully crafted deck overlooking the sparkling pool, perfect for hosting summer barbecues or enjoying a quiet evening under the stars. The lush garden adds a



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For Sale
Please Call

View
ljhooker.com.au/TBUHSS

Contact
Craig Gillard
0410 553 557
craig.gillard@ljhooker.com.au
Nick Pelucchi
0410 102 277
nick.pelucchi@ljhooker.com.au

LJ Hooker Cairns Beaches
(07) 4059 0594

touch of nature and tranquility to the property, offering plenty of space for gardening enthusiasts.

The home includes a large, secure double garage offering ample space for vehicles and storage. Adding to the property's appeal are the installed solar panels and solar hot water, a feature that not only reduces your carbon footprint but also promises significant savings on energy bills.

Property Features:

3 Bedrooms (main with ensuite)

2 Bathrooms

Newly renovated Kitchen with gas cooking

Dedicated Study area

Timber decks to the front porch and rear verandah

Crimsafe screens to all windows and doors

Double lock up garage

Additional garage/storage at rear

Garden Shed

5kW solar System

Solar Hot Water

Inground Salt water swimming pool

Landscaped gardens displaying TNQ plants at their best

Attractive Street frontage

The peaceful suburb of Clifton Beach 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.

Clifton Beach is not only an ideal investment pocket for its potential rental income but also for its capital growth. The Clifton Beach area has seen consistent growth in property values over the years, making this an investment that is likely to appreciate over time.

45 Clifton Road, Clifton Beach is a true entertainer's delight. Don't miss out on the opportunity to own a piece of this peaceful neighbourhood.

Contact Craig today to arrange a viewing or we look forward to meeting you at the next open home.



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More About this Property

Property ID	TBUHSS
Property Type	House
Land Area	946 m ²
Including	Ensuite Study Air Conditioning Pool Deck Dishwasher Outdoor Entertaining Secure Parking Fully Fenced Remote Garage Solar Panels Solar Hot Water

Craig Gillard 0410 553 557

Licensee | craig.gillard@ljhooker.com.au

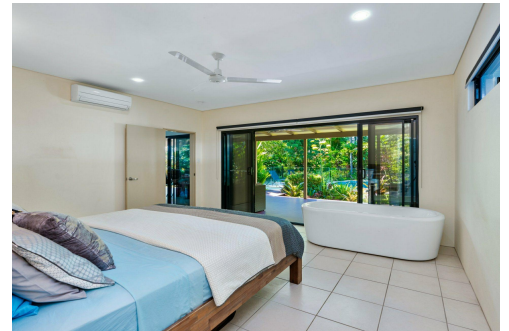
Nick Pelucchi 0410 102 277

Operations Manager | Residential Sales | nick.pelucchi@ljhooker.com.au

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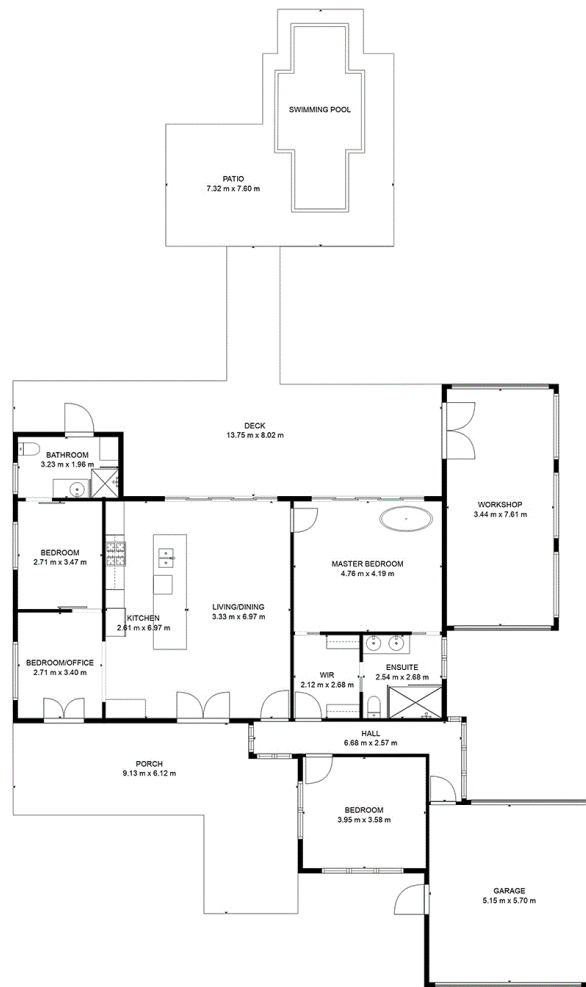
Shop 10/471 Varley Street, YORKEYS KNOB QLD 4878

cairnsbeaches.ljhooker.com.au | cairnsbeaches@ljhooker.com.au



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SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUALS MAY VARY.



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