



11/5-7 Arlington Esplanade, Clifton Beach

Live the Dream.

This beautifully designed split-level villa offers a relaxed yet refined coastal lifestyle, perfectly positioned to capture sweeping views over the Coral Sea. Thoughtfully laid out across multiple levels, the villa features four generous bedrooms and two and a half bathrooms, providing ample space and privacy for family living or a holiday retreat.

The main living areas are light-filled and open, flowing seamlessly onto an expansive timber deck. From here, you can unwind or entertain while taking in uninterrupted ocean vistas and cooling sea breezes—an ideal setting for alfresco dining or sunset drinks.

A well-appointed kitchen anchors the home, overlooking the Coral Sea, and is flanked by living and dining spaces that encourage easy interaction and functionality. Upstairs, the bedrooms are well separated from the living zones, with the master suite enjoying its own ensuite and Ocean view outlook.

The villa also features a secure double garage, providing added convenience and storage. Set within an exclusive, gated resort-style complex, residents enjoy access to a huge saltwater swimming pool surrounded by lush tropical landscaping, enhancing the sense of escape and luxury.

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FOR SALE

Offers Over \$1,150,000

VIEW

Sat 23rd May @ 10:00AM - 10:30AM

AGENTS

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AGENCY

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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.

 **LJ Hooker**

Property Features:

- 4 Bedrooms, main with ensuite
- 2.5 Bathrooms
- Freshly Painted
- Double Lock-up Garage
- Fully air-conditioned with ceiling fans
- Light-filled rooms with Ocean Views
- Undercover timber deck
- Split-level
- Plenty of storage
- Resort Pool
- Tropically landscaped gardens
- Secure Complex

Combining architectural interest, coastal views, and resort amenities, this villa delivers an enviable lifestyle in a private and prestigious setting.

Clifton Beach is an unsurpassed location with the Cairns airport only 30 minutes drive south and Palm Cove & Port Douglas to the North. Just steps away from the Ocean, this apartment is your ideal base to enjoy the best of the Cairns Beaches.

Take the path along the beach to Palm Cove, where you can enjoy the internationally renowned restaurants, bars, and cafes. Immersed in Tranquillity and the relaxed lifestyle of Far North Qld.

Take the time to view this magnificent property.

MORE DETAILS

Property ID	U0NHSS
Property Type	Townhouse
House Size	215 m2
Including	Study
	Air Conditioning
	Pool
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Nick Pelucchi 0410 102 277

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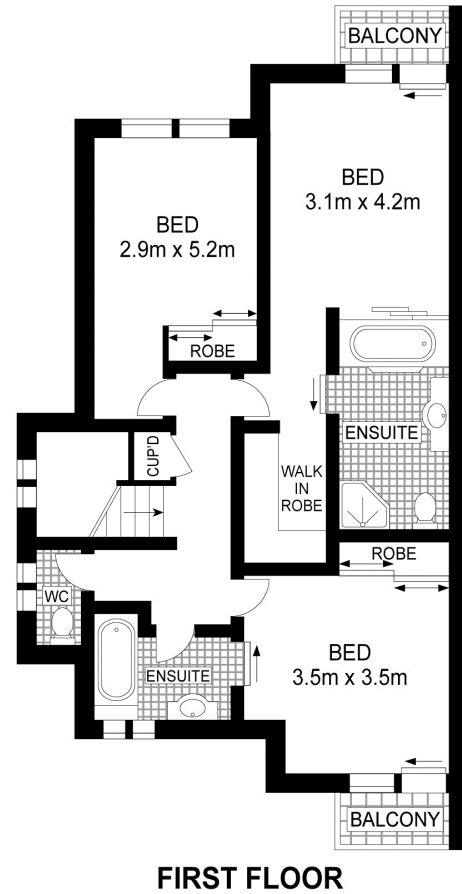
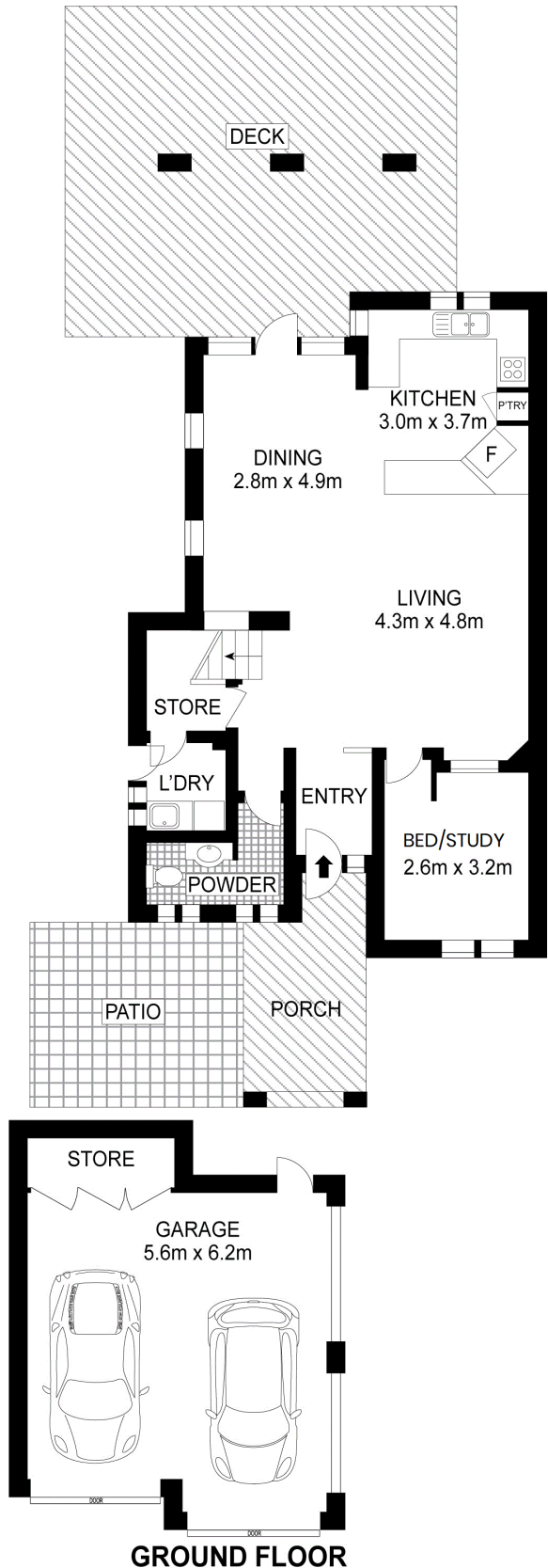
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT: 150 m²
EXT: 106 m²

