



1406/44-62 Clifton Road, Clifton Beach

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Tropical Lifestyle Investment with Strong Lifestyle Appeal – First Floor Retreat in Clifton Views

Set within the highly desirable Clifton Views, this spacious first-floor apartment presents an exceptional opportunity for investors seeking strong lifestyle appeal, low-maintenance living, and long-term tenant demand.

Privately positioned against a tranquil creek and surrounded by lush tropical greenery, the apartment offers a peaceful retreat atmosphere rarely found in apartment living. Its elevated first-floor location captures cooling breezes, natural light, and leafy outlooks, creating the ideal environment for owner-occupiers or quality long-term tenants.

Featuring two generous bedrooms, two bathrooms, one covered car space and plenty of visitor parking.

- Open-plan living and dining area flows seamlessly to a private balcony overlooking the creek and bushland that provides cool breezes all year round. This apartment is perfect for entertaining or relaxing in complete privacy.
- Both bedrooms have air-conditioning and ceiling fans for all year

FOR SALE

Offers over \$495,000

VIEW

By Appointment

AGENTS

Louise Kinch

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AGENCY

LJ Hooker Cairns Beaches

(07) 4059 0594

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

round comfort plus include built-in wardrobes.

Residents and guests enjoy access to premium resort-style facilities including four swimming pools, BBQ entertaining areas, tennis court, Children's playground and gymnasium — all just moments from the beach, shopping, medical services, cafes and local conveniences.

Investment & Lifestyle Highlights:

- First-floor position with private tropical outlook
- Strong appeal for long-term tenants, retirees, and small families
- 2 spacious bedrooms | 2 bathrooms
- Under cover car space and extra visitor parking
- Light-filled open-plan living and entertaining
- Large balcony/Lanai overlooking creek and bushland
- Lanai with Shutters for privacy
- Resort-style complex with pools, gym, tennis court & BBQ facilities
- Walking distance to the beach
- Only minutes to Coles, medical centres, cafes and shopping
- Tenant in place until 7 Jan 2027
- Rent \$520 weekly

Whether you're expanding your investment portfolio or securing a low-maintenance coastal property with excellent lifestyle credentials, this Clifton Views apartment delivers outstanding value in a tightly held location.

PHONE LOUISE NOW FOR INSPECTION TIMES: 0419 019 756

MORE DETAILS

Property ID U4KHSS
Property Type Unit

Louise Kinch 0419 019 756

Residential Sales | louise.kinch@ljhooker.com.au

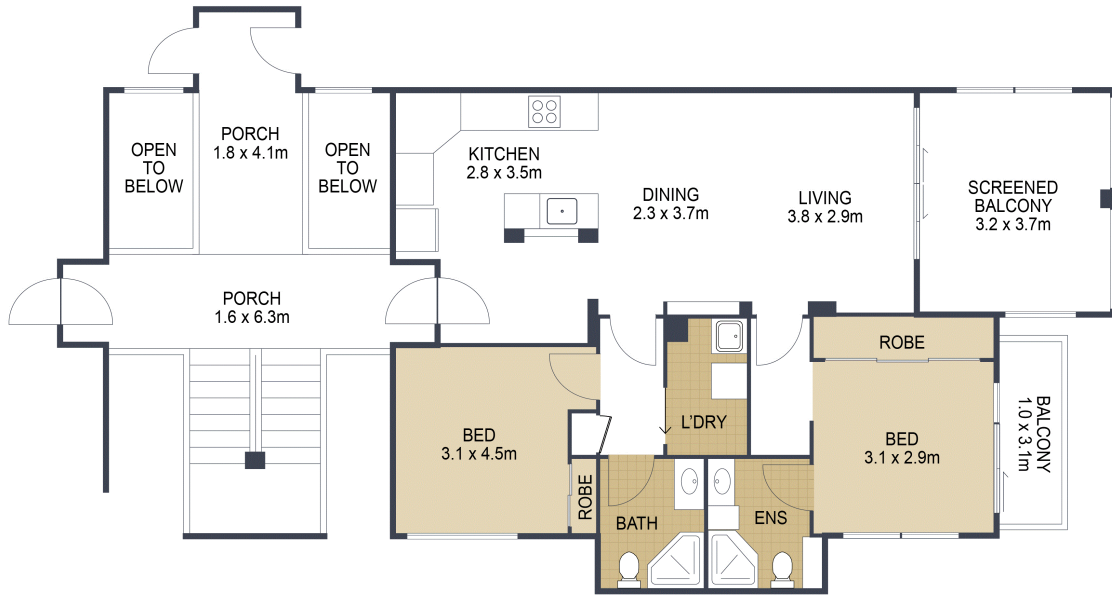
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TOTAL: 124 m²

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ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Floor plan by: www.open2view.com.au