



## Clifton Beach, 1409/44-62 Clifton Road

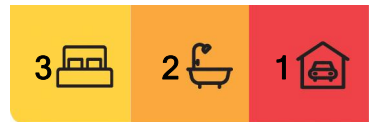
### Private Top-Floor Oasis with Resort-Style Amenities &ndash; Clifton Views

Positioned in one of the most sought-after pockets of Clifton Views, this beautifully maintained top-floor apartment offers the perfect blend of privacy, tranquillity, and lifestyle. Backing onto a serene creek and framed by lush, established trees, this residence feels like your own private retreat&mdash;so peaceful, you'll forget you have neighbours. Featuring 3 generous bedrooms, 2 bathrooms, and a secure lock-up garage (a rare find), this spacious home is ideal for families, downsizers, or retirees who appreciate both comfort and room to entertain. The thoughtful layout includes a bright, open-plan living and dining area that flows effortlessly onto a breezy balcony&mdash;perfect for relaxing or hosting guests.

Enjoy year-round cross-ventilation with new plantation shutters throughout, and take in views of the surrounding treetops, home to local birdlife and nature's soundtrack. The main bedroom includes a stylish ensuite, and all three bedrooms offer built-in robes for plenty of storage.



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/TSQHSS](http://ljhooker.com.au/TSQHSS)

**Contact**  
**Louise Kinch**  
0419 019 756  
[louise.kinch@ljhooker.com.au](mailto:louise.kinch@ljhooker.com.au)

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

### Key Features:

- Prime, private position with tranquil creek views
- 3 large bedrooms, 2 bathrooms
- Spacious open plan living with natural light
- Top-floor location for added security and breezes
- New plantation shutters for ventilation and style
- Private balcony overlooking Creek and Bushland
- Lock-up garage, with room for storage shelving &mdash; a rare and valuable addition
- Access to 4 resort-style pools, BBQ area, tennis court & gym
- Just a short walk to the beach and 5 minutes to Coles, doctors, and shops

This is resort-style living at its best, in a central, well-connected location. Move straight in and start enjoying the relaxed coastal lifestyle you've been dreaming of.

Don't miss this rare opportunity&mdash;enquire today!

## More About this Property

<b>Property ID</b>	TSQHSS
<b>Property Type</b>	Unit

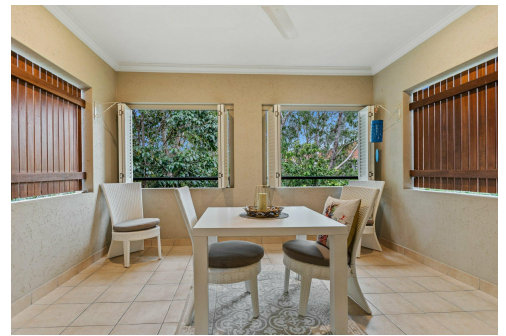
**Louise Kinch 0419 019 756**

Residential Sales | [louise.kinch@ljhooker.com.au](mailto:louise.kinch@ljhooker.com.au)

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

Shop 10/471 Varley Street, YORKEYS KNOB QLD 4878

[cairnsbeaches.ljhooker.com.au](http://cairnsbeaches.ljhooker.com.au) | [sales.cairnsbeaches@ljhooker.com.au](mailto:sales.cairnsbeaches@ljhooker.com.au)



**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.

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

