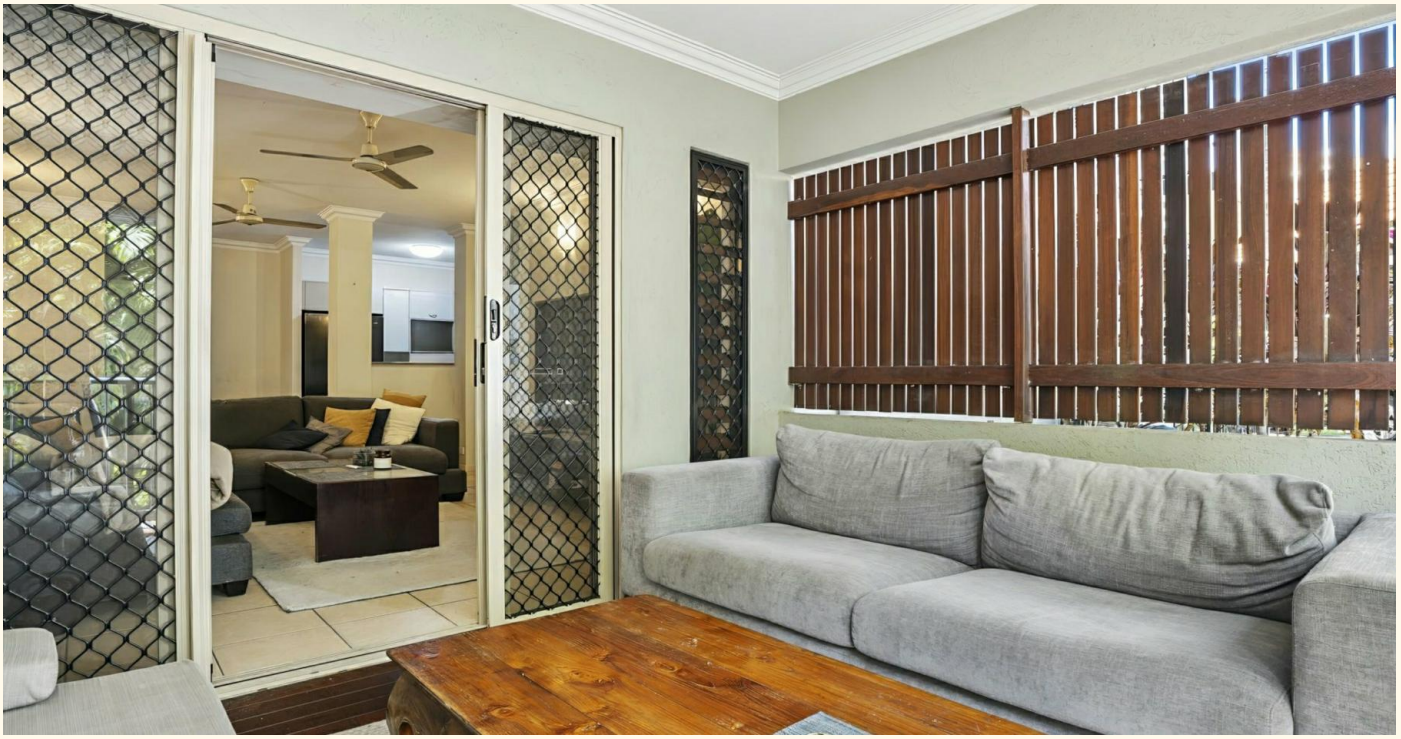








1601/40-42 Clifton Road, Clifton Beach

Ground Floor – Creek Views & Only 400m to the Beach

This beautifully presented 2-bedroom, 2-bathroom ground floor apartment offers a rare opportunity to secure a home in one of the area's most sought-after and impeccably maintained resort-style complexes.
Perfectly positioned overlooking tranquil gardens and the picturesque creek, this private retreat combines lifestyle, convenience and low-maintenance living. Enjoy a short stroll to the BBQ and picnic area, gym, tennis court and one of the four resort-style swimming pools. Best of all, the beach, caf&aecute;s and restaurants are only 450 metres away.
Features You'll Love:
· Ground floor position with peaceful garden and creek outlook
· Spacious open-plan living flowing seamlessly to the covered patio
· Patio shutters for added privacy and year-round enjoyment
· Two generous carpeted bedrooms
· Two bathrooms
· Fully air-conditioned with ceiling fans throughout
· Tiled living areas for easy maintenance
· Large internal laundry with additional linen storage
· Secure lock-up garage with attached workshop/storage area
Resort Facilities Include:

2 2 1

FOR SALE
Offers over $585,000

VIEW
Thu 12th Nov @ 5:00PM - 5:30PM

AGENTS
James Gilbertson
0425 799 512
james.gilbertson@ljhooker.com.au

AGENCY
LJ Hooker Cairns Beaches
(07) 4059 0594

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

· Four swimming pools, including a child-friendly pool
· Fully equipped gym
· Tennis court
· BBQ and picnic areas
· On-site management
· Beautiful wildlife reserve at the rear of the complex
· Public transport at the entrance and proximity to shops, caf&aecute;s and medical facilities

Ideal for Families

Enjoy the convenience of nearby amenities while embracing the relaxed tropical lifestyle.

Perfect for Retirees

Sit back, relax and enjoy the benefits of resort living with the peace of mind that comes with on-site management.

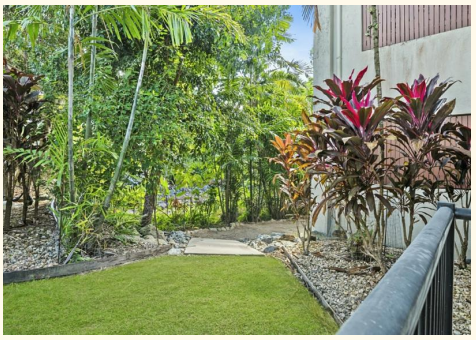
Excellent Investment Opportunity

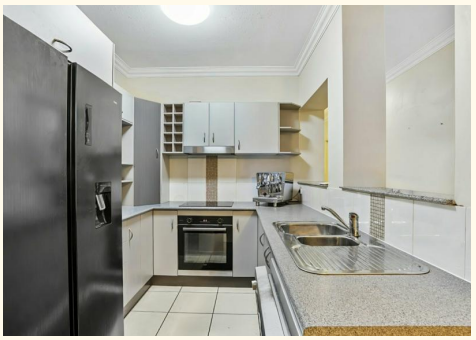
Tenanted at $500 weekly until August 2026

Investors can expect an estimated long-term rental return of approximately $565 per week.

Apartments in this tightly held complex rarely become available and are highly sought after. Don't miss your opportunity to secure this exceptional property.











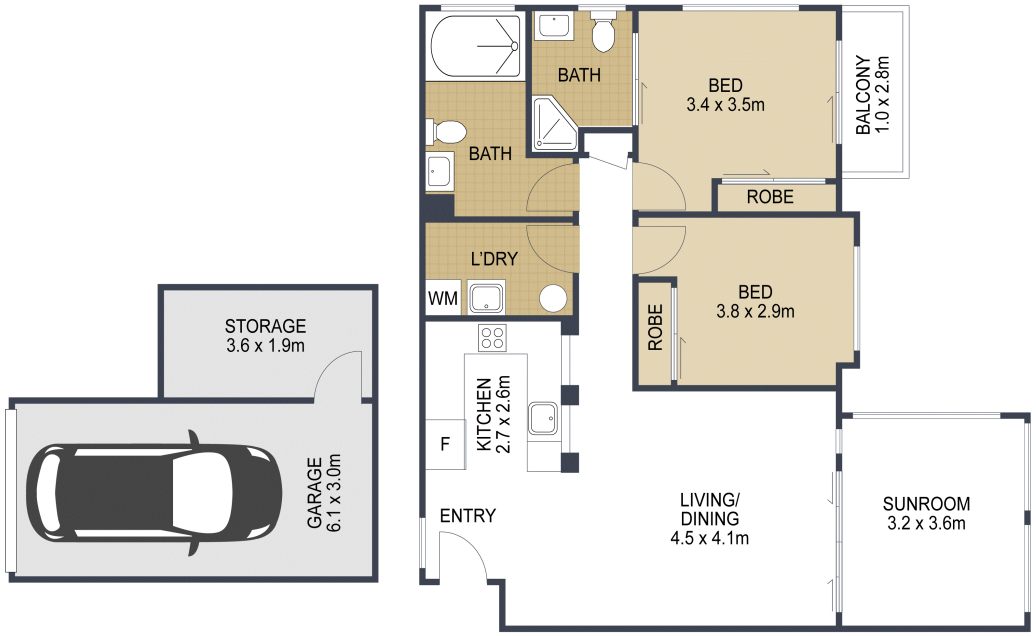
MORE DETAILS

Property ID	U63HSS
Property Type	Unit

James Gilbertson 0425 799 512
Residential Sales | james.gilbertson@ljhooker.com.au

LJ Hooker Cairns Beaches (07) 4059 0594
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1601/40-42 Clifton Road, CLIFTON BEACH

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

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