




608/44-62 Clifton Road, Clifton Beach

2  2  1 

## Convenience & Resort-Style Living !

Perfect start to the year with this Spacious Apartment in Clifton Views with Lock up Garage.

Discover the ultimate in relaxed coastal living with this private, breezy, and perfectly positioned two-bedroom, two-bathroom apartment located within the highly sought-after Clifton Views complex. Situated securely on the top floor, this residence offers peace, privacy, and a tranquil leafy outlook over beautifully maintained tropical garden.

### Designed for Comfort and Convenience

The apartment is thoughtfully designed with generous bedrooms, a spacious open-plan living area, and a private enclosed patio. The patio is equipped with a ceiling fan, making it an ideal space for entertaining guests or enjoying outdoor dining throughout the year.

The interiors are light-filled with a fresh, neutral color palette, contributing to a welcoming atmosphere.

### Location Benefits

Enjoy a superbly convenient location, just a five-minute walk to local restaurants, cafes, and the beach. The property is also a short pushbike ride to the vibrant dining and cafe scene of Palm Cove, Bus stop conveniently at the front gate and is only moments away from Clifton Village Shopping Centre, which provides access to doctors, a chemist, dental care, and other essential amenities. This apartment

### FOR SALE

Please Call

### AGENTS

Louise Kinch  
0419 019 756  
louise.kinch@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.



presents an outstanding opportunity for investors and first-home buyers seeking a desirable lifestyle address.

#### Vacant Possession & Investment Potential

The apartment is offered with vacant possession, making it an attractive option for immediate occupancy or investment. With resort-style amenities and the beach just a short stroll away, this property delivers the perfect blend of lifestyle, leisure, and investment potential. Rental appraisal for long-term tenancy is \$560 per week (holiday letting is not permitted).

#### Property Highlights

- Light-filled open-plan living zone with fresh, neutral interiors
- New Carpet and Blinds installed 1 year ago in bedrooms
- Private enclosed patio with ceiling fan, ideal for all-season outdoor dining
- Generous kitchen with ample storage space
- Two spacious bedrooms with built-in robes; master bedroom with ensuite
- Fully air-conditioned and ceiling fans throughout
- Secure lock-up garage
- Access to multiple resort-style pools, BBQ and gazebo areas, tennis court, children's playground, conference room on ground floor and Gym next door.
- Surrounded by beautifully maintained tropical gardens

#### Pricing and Contact Information

Offers are invited over \$495,000. For further information and inspection times, please contact Louise on 0419 019 756.

#### MORE DETAILS

Property ID                   U0YHSS  
Property Type               Unit

**Louise Kinch 0419 019 756**

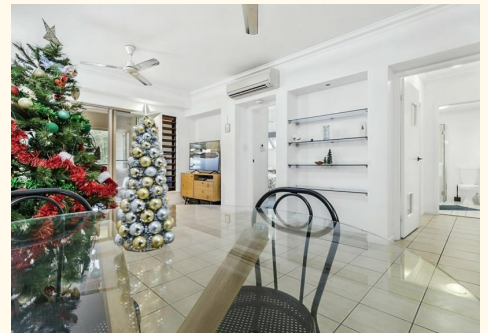
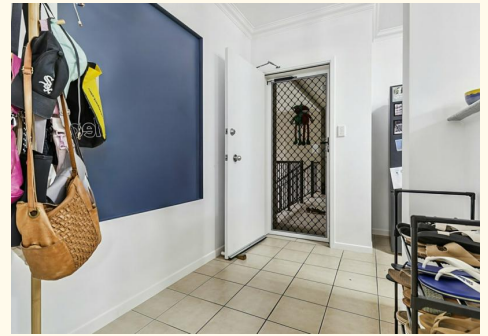
Residential Sales | [louise.kinch@ljhooker.com.au](mailto:louise.kinch@ljhooker.com.au)

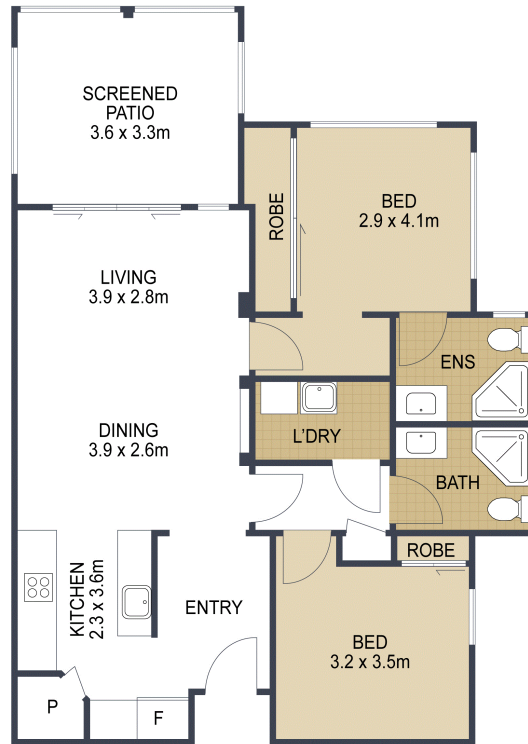
**LJ Hooker Cairns Beaches (07) 4059 0594**

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)





- 
-  2
-  2
-  1
- TOTAL: 97 m<sup>2</sup>

608/44 - 62 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](http://www.open2view.com.au)