



4 Clematis Avenue, Hollywell

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PRICE REDUCED Luxury Living Meets Laid-Back Coastal Charm on Clematis Avenue

FOR SALE
Offers Over \$1,700,000

VIEW
By Appointment

AGENTS
Mason Niari
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AGENCY
LJ Hooker Paradise Point
(07) 5564 1414

A beautifully renovated family home in a highly sought-after coastal pocket of Hollywell, this spacious two-level residence delivers modern comfort, generous living zones, and exceptional lifestyle convenience. From the moment you step through the front door, you're welcomed into a fully renovated downstairs level featuring an open-plan living and dining area that flows effortlessly into a sleek, contemporary kitchen-perfect for family living and entertaining.

Some of the quality features include:

- Three bedrooms downstairs with built-in wardrobes and ceiling fans,
- Two bedrooms upstairs including a spacious air-conditioned master bedroom complete with a private ensuite and walk-in wardrobe,
- Modern family bathroom downstairs featuring a bathtub, shower, and toilet
- The kitchen showcases a stylish, modern design with ample bench space, complemented by a large island perfect for entertaining and excellent storage throughout

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**

- Open-plan living and dining area downstairs, bright, airy layout designed for comfort and functionality
- Second living room upstairs
- Spacious laundry room with laundry chute
- Split system air-conditioning
- Sparkling in ground swimming pool and a toilet with external access for added convenience
- Large Patio for entertaining
- Double lockup carport plus gated side access with carport for extra cars/caravan/boat
- Solar panel system

Within a short 5-minute drive you will find; Paradise Point Esplanade offering family friendly & award-winning cafes/shops/restaurants, Runaway Bay Performance Centre, Runaway Bay Shopping Centre, Local Boat ramps & other water access points, Leash free dog park, numerous playgrounds & parks, and both Primary/ Secondary schools... The list goes on.

Contact Mason Niari on 0415755137 to arrange a viewing and for more information.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective vendors, purchasers, landlords & tenants should make their own enquiries to verify the information contained herein.

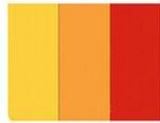
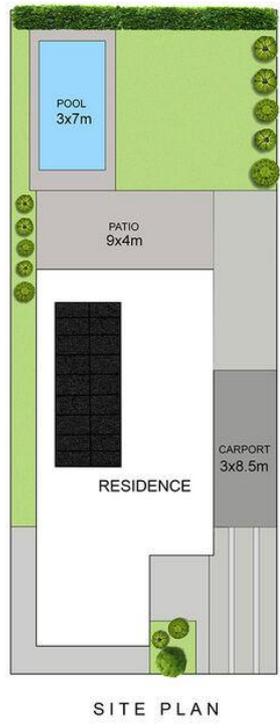
MORE DETAILS

Property ID	12HPH4J
Property Type	House
Including	Ensuite Dishwasher

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LJ Hooker
Paradise Point

4 Clematis Avenue
Hollywell

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Residence Size...approx.. 195 m²
 Garage Size...incl Carport...approx.. 70 m²
 Outdoor Areas ...approx.. 52 m²
 Land Size ...approx.. 519 m²



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Pro Vision Image gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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