



FOR SALE

SPACIOUSE, RENOVATED 'HAMPTON'S' INSPIRED RHODE ISLAND VILLA

Your dream home awaits with this exceptional residence located in the highly sought-after gated community of Rhode Island residential estate which backs onto the Surfers Paradise Golf Course in Clear Island Waters.

Lovingly renovated and spread across three levels, this four bedroom villa radiates a relaxed coastal Hampton's vibe and is the size of a house with loads of outdoor living and the added security of living in a gated estate.

At the heart of the home lies the stunning kitchen with stone benchtops, premium appliances and loads of storage. Adjoining the kitchen is a matching butler's pantry/laundry and a separate powder room. The open-plan living area is adorned with oak floors, white plantation shutters, high ceilings, cool white tones and an abundance of natural light. The living areas flow seamlessly out onto the undercover alfresco dining and entertaining areas which boast leafy golf course views.

Located off the living area is a spacious queen size bedroom with built-in robe, a modern ensuite and access to the large undercover patio.

The mid floor features two large bedrooms with plantation shutters, lake views and built in robes. Off the bedrooms is a modern bathroom with separate toilet.

Upstairs features a penthouse-style bedroom also with plantation shutters, an extra spacious walk-in robe, a large ensuite with spa bath and a private balcony overlooking the golf course.

Property Features:

- *Open plan living, dining and kitchen with huge outdoor undercover patios.
- *4 bedrooms, 3 bathrooms plus powder room.
- *Amazing master bedroom/parent's retreat with private balcony.
- *Oak flooring, white plantation shutters, air conditioned & ceiling fans throughout.
- * Newly renovated with a fresh neutral palette.
- *Two car garage plus visitor parking and pet friendly.
- *Golf course and canal views.
- * 197 m2 internal measurement/293 m2 including garage & undercover patios
- * Very secure gated estate set on 16 hectares of manicured gardens and exclusive golf course access located in the prestigious Clear Island Waters.

Resort facilities on offer include:-

- * 40m Lagoon-style swimming pool

4 BED | 4 BATH | 2 CAR

PRICE:

OFFERS OVER \$1,400,000

OPEN FOR INSPECTION:

N/A



Janet Harris

0404482240

janetharris@atrealty.com.au

www.atrealty.com.au

116/125 Santa Cruz Boulevard
Clear Island Waters

Internal 197m²
Covered Externals, Garage 96m²
Total 293m²



JANET HARRIS 0404 482 240

4 Bed
3.5 Bath
2 Car

BIANCO
STUDIO

Disclaimer

This floor plan is a detailed representation created to enhance your understanding of the property's potential. While we strive for accuracy, dimensions are approximate and should be verified for complete assurance.



Ground Floor Plan



First Floor Plan

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.