

## FOR SALE

### OCEAN VIEWS & ABSOLUTE BEACHFRONT

Perched along the pristine coastline of Clairview, this impressive double-storey residence constructed in 2007 at 46 Colonial Drive presents an extraordinary opportunity to embrace the quintessential Queensland beachfront coastal lifestyle.

Now priced at offers over \$1,150,000

With an extensive 19metre long verandah (75.9m2) overlooking the ocean & taking in 11 breathtaking islands, the views and sunrises will be ever changing. The Stairway to heaven phenomenon can be witnessed from the property.

This magnificent 4 bedroom, 3 bathroom 2 storey home offers an abundance of space for the whole family.

Solar powered with an impressive 10kw solar system & 33 solar panels.

Step inside to discover a thoughtfully designed floor plan that maximizes both comfort and functionality. The home features two separate living areas, perfect for modern family living, while the master bedroom boasts a private ensuite and built-in wardrobes. The additional bedrooms are generously sized, making this an ideal forever home or sea-change destination.

The property's commitment to sustainable living is evident through its impressive array of eco-friendly features:

- Solar panels for energy efficiency
- 4 Water tanks and grey water system
- internet and Pay TV access for staying connected
- 2 air conditioning split systems for year-round comfort

Entertaining is a breeze with the large outdoor living spaces that make the most of the tropical Queensland climate:

- perfect for large family gatherings

The property excels in storage and utility spaces, and featuring:

- Remote-controlled huge 9m long x 6m wide rendered concrete block shed with secure parking for 4 vehicles or a 7metre motorhome & large boat.

4 BED | 3 BATH | 8 CAR

#### PRICE:

Oceanfront \$1,150,000

#### OPEN FOR INSPECTION:

N/A

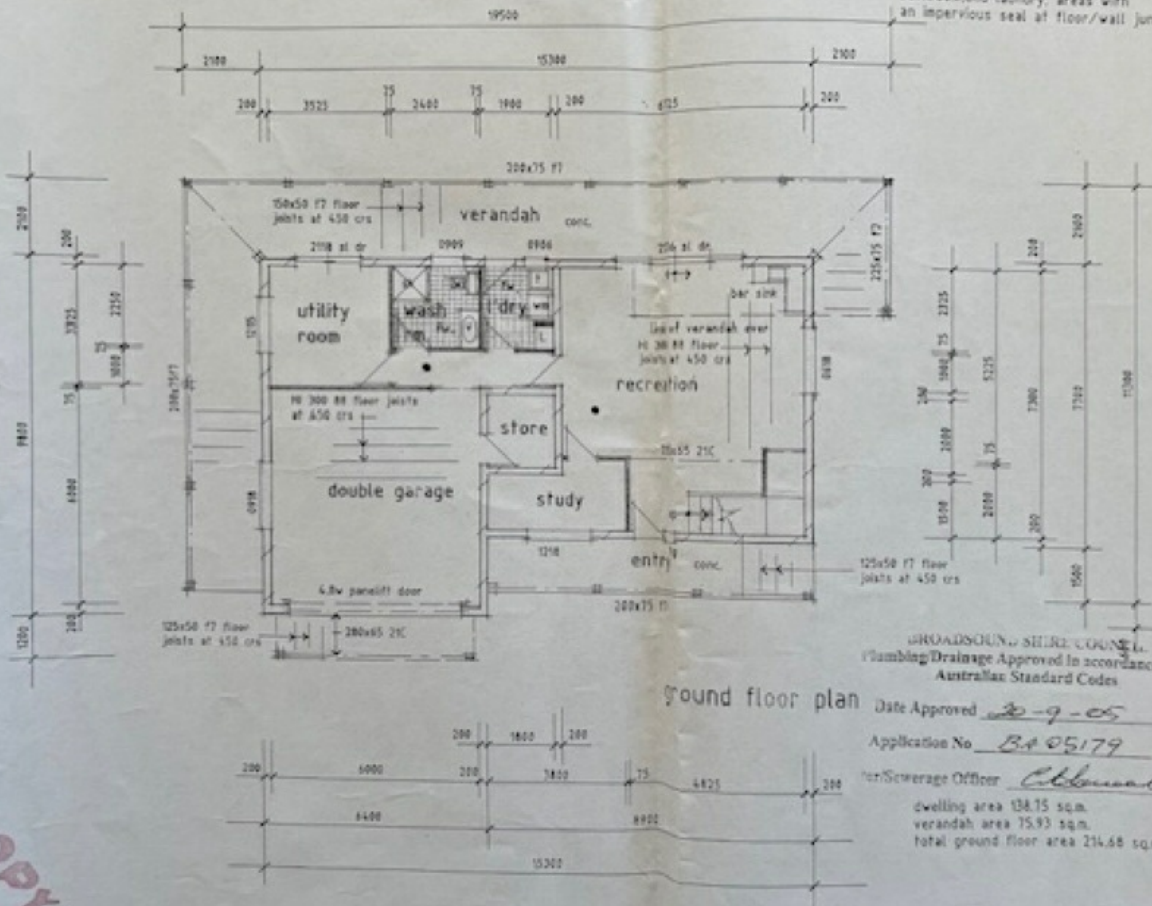


**Michelle Gillingham Alzinki**

**0412818320**

michelle@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)

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BROADSOUND SHIRE COUNCIL  
Plumbing/Drainage Approved in accordance with  
Australian Standard Codes

Ground floor plan

Date Approved 2-9-05

Application No. BA 05179

for Sewerage Officer Chhanna

dwelling area 138.15 sq.m.  
verandah area 75.93 sq.m.  
total ground floor area 214.68 sq.m.

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north coast  
 drafting  
 service.

5 haiking st.  
carbonure.  
1840/1841

new dwelling at  
46 colonial drive  
clairview

date: 1/10/93	note: 30/1/93
drawn by:	checked by:
drawing number: B 2977-3	

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.