



FOR SALE

FAMILY LIVING AT ITS FINEST IN CLEAR ISLAND WATERS

Nestled in the prestigious precinct of Clear Island Waters, this four bedroom home presents an outstanding opportunity to secure your slice of this highly sought after suburb. Offered for the first time in 33 years, this much loved family home has loads of potential and ready for its next chapter to either complete a small cosmetic renovation and enjoy the wonderful liveability or to fully renovate the home and realise some serious capital gains. Set on a generous 800m² block, this single level brick home features 4 bedrooms, 2 bathrooms, 2 separate living areas, spacious timber kitchen, inground swimming pool, double garage and a good sized yard.

Property Features:-

- Master bedroom with ensuite and walk-in wardrobe
- Three additional bedrooms with built-in wardrobes
- Spacious lounge room/dining with loads of natural light
- Timber cabinetry in the kitchen
- Large family room with a vaulted ceilings
- Inground swimming pool and outdoor entertainment area
- Double garage with secure parking
- Fully fenced 800m² block with garden shed
- Air conditioned in living areas and master bedroom
- Spacious and functional design
- Rental potential approximately \$1300 per week
- Water Rates approximately \$1400 per year
- Council Rates approximately \$2800 per year

*** Please note virtual furniture has been staged to better showcase the potential of rooms & spaces in this home.

This home is centrally located within The Capes estate of Clear Island Waters. Shopping is abundant with the Q Super Shopping Centre a few minutes away, Pacific Fair and Robina Town Centre within 5-10 minutes drive.

4 BED | 2 BATH | 2 CAR

PRICE:

OFFERS OVER \$1,595,000

OPEN FOR INSPECTION:

N/A



Janet Harris

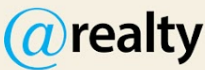
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43 Port Jackson Boulevard
Clear Island Waters

Internal, Garage 221m²
External 43m²
Total 264m²



JANET HARRIS 0404 482 240

- 800m²
- 4 Bed
- 2 Bath
- 2 Car

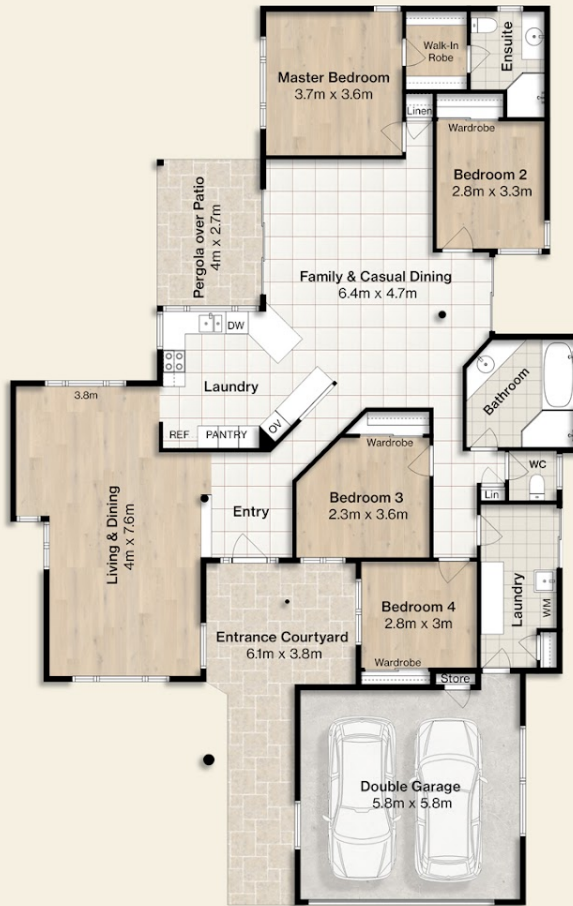
Legend

1. Driveway
2. Double Garage
3. Entrance Courtyard
4. Residence
5. Pergola Patio
6. Swimming Pool
7. Shed (2.7m x 2.9m)

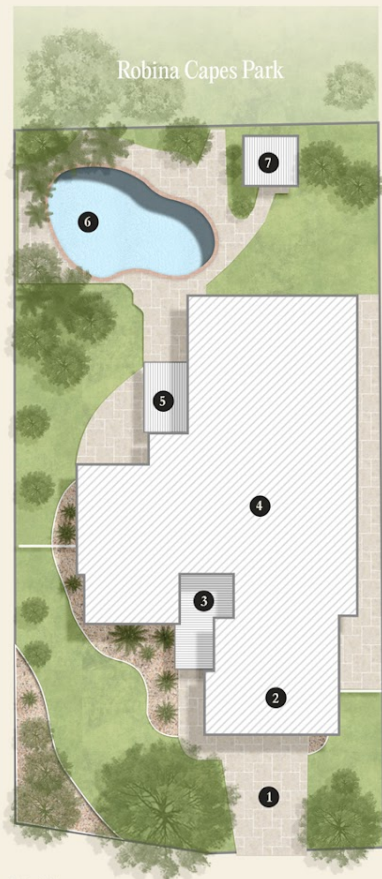
BIANCO
STUDIO

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.



Floor Plan



Site Plan

Port Jackson Boulevard

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.