

**109 Santa Cruz Boulevard, Clear Island Waters, Qld
4226**



House For Sale

Friday, 22 March 2024

109 Santa Cruz Boulevard, Clear Island Waters, Qld 4226

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1453 m2

Type: House



Sam Guo and Julia Kuo
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Contact Agent

Tucked away in tranquillity on a supersized 1453m² block, this single-level residence promises suburban serenity. Meticulously maintained and cherished for over two decades by the same family, it thoughtfully balances function and flow across the floorplan, separating the social and sleeping quarters and offers a seamless rhythm between indoors and out. Furthermore, it's a welcoming and comfortable haven that embraces you with its warmth, with scope to further maximise or modernise as you desire. The heart of the home lies within the light-filled kitchen, casual meals and living space. Open up the slider doors to link this communal hub with the outdoors in summer, while winter call for you to curl up by the fireplace in the formal lounge or enjoy feasts in the formal dining room. Four bedrooms also ensure spacious comfort, including a master suite beneath a raked ceiling, complete with a walk-through robe and ensuite. Two additional bedrooms are serviced by a sunny main bathroom, with the fourth bedroom a true treat for older children or guests. Privately accessed and equipped with built-ins and an ensuite, allows for flexible multi-generational living. Outdoors, your taste of resort-style living begins. Undercover and open-air alfresco zones promise places to relax or host guests, led by a pavilion with a stainless-steel outdoor kitchen. When you're not entertaining, challenge family or friends to a game of tennis on the full size, floodlit court or simply relax poolside, shaded by swaying palms.

The Highlights:

- Immaculate single level residence nestled within absolute peace and privacy
- Occupies a supersized 1453m² block
- Meticulously maintained and much loved by the one family for 24 years
- Functional floorplan, nicely separates the social and sleeping zones
- Spacious, light and bright kitchen, living and meals area, flows freely outdoors
- Kitchen includes an Ilve cooktop, stone benchtops and ample storage
- Formal lounge with cosy gas fireplace, nestled beneath a 3.5m (approx.) raked ceiling
- Formal dining area with skylight
- Master suite crowned with a cathedral ceiling, includes a walk-through robe and ensuite
- Two more large bedrooms with built-in robes
- Light, bright main bathroom with separate toilet
- Privately accessed, spacious fourth bedroom with built-in robe and ensuite
- Covered and open-air alfresco areas plus an outdoor dining pavilion with stainless-steel and marble outdoor kitchen with triple fridges, sink and BBQ
- Pool and decking, trimmed with tropical palm trees
- Full size tennis court with floodlight, trimmed with mature greenery for absolute privacy
- Secure parking for two cars
- Laundry with external access
- 3000L water tank
- Garden shed
- Plantation shutters and air-conditioning units throughout
- Completely comfortable as-is, with scope to modernise or add your desired enhancements

Nestled on a no-through road, this location is sought-after for its supreme centrality. Q Super Centre is under 3km or in 3.5km soak up the delights of Broadbeach, with Pacific Fair, Star Casino, beaches, bars, boutiques and more waiting for you. Public transport is plentiful too, along with first-class schools and sporting amenities. Closer to home, it's an easy 550m stroll to Santa Cruz Village, where you'll find local favourites for coffee catch-ups or delicious dinners. It's time for a new generation of happy memories to begin in a home that holds so much charm and potential. Contact Sam Guo on 0423 064 310 and Julia Kuo on 0402 668 885 today.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.