

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



House For Sale

Monday, 22 January 2024

113 Santa Cruz Boulevard, Clear Island Waters, Qld 4226

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 655 m2

Type: House



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Auction

Tightly-held Home Atop Central Corner Block. Tightly-held by the same owner for 15 years, this well-maintained, double-storey house is primely positioned on a corner block in a peaceful locale. Although tucked away on a quiet street with little traffic, the property remains central to Q Super Centre, golf courses, leading schools and other key amenities. The interior benefits from a functional floor plan that showcases on-trend archways and high, slanted ceilings, offering a solid foundation for a modern renovation, should a new owner wish to stamp their own style on the home. The top floor hosts all four bedrooms and is a sanctuary for peaceful rest and relaxation. The ground-floor layout caters to entertaining, with the kitchen set at the centre of separate casual and formal living and dining zones. Venture outside in warm weather to dine alfresco or take a refreshing dip in the generous swimming pool. Lush gardens and mature palm trees dot the yard and lend shade to flat strips of lawn that cater to children and pets.

The Highlights:

- Double-storey house, tightly-held since 2008
- 655m²* corner block on quiet street; low traffic
- Central, family-friendly locale close to shopping, dining, golf courses and schools
- Opportunity to carry out a modern renovation
- 9m x 4.5m pebblecrete swimming pool with waterfall feature
- Covered outdoor entertaining area
- Slanted ceilings and on-trend archways throughout
- Kitchen has oven, warming drawer, four-burner cooktop, rangehood, dishwasher, double sink, walk-in pantry and bench seating
- Open living and dining area flows to outdoor entertaining
- Separate formal lounge and dining room
- Master bedroom has walk-in robe and ensuite
- Three additional bedrooms with built-in robes
- Master suite and one guest bedroom have block-out blinds; all have curtains
- Ensuite and main bathroom have a large shower, Caroma sink and toilet; main bathroom also has built-in bath
- Laundry with storage, private toilet and access to external drying
- Double garage with storage room
- 6.6kW solar power system with 8kW inverter, warranty until 2032
- Split-cycle air conditioning in living areas and master bedroom; ducted, zoned air conditioning through guest bedrooms
- Gated pedestrian access to home

Clear Island Waters is a central Gold Coast suburb favoured for its large waterfront homes and proximity to key conveniences. The shopping and casual dining hub of Q Super Centre is 3km away, while the world-class retail precinct of Pacific Fair is within 3.5km. A choice of golf courses surround the home, while the lifestyle hub and patrolled surf of Broadbeach are within 5km. The address sits in the catchment for Broadbeach State School and Merrimac State High School, and within an easy drive of a number of leading private schools. Proximity to the M1 and Gold Coast Highway opens up easy travel north or south.

Secure a prime corner position in a central, family-friendly location – contact Sam Guo 0423 064 310 and Julia Kuo 0402 668 885. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. 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.