

133/125 Santa Cruz Boulevard, Clear Island Waters, **RE/MAX**  
Qld 4226

**Townhouse For Sale**

Wednesday, 3 January 2024

133/125 Santa Cruz Boulevard, Clear Island Waters, Qld 4226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 206 m2**

**Type: Townhouse**



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## Expressions of Interest Best Offer by 14th January

Make no mistake, this is exceptional buying, a magnificent property and a magnificent opportunity, position, potential, profit! Add your own touches and renovate to your taste and budget and reap the rewards. This very private large tranquil villa boasts the space of most free-standing homes yet comes with the advantage of no maintenance of the lawns and gardens by the owner, leaving you the time and energy to enjoy the Gold Coast lifestyle whilst having peace of mind being located in the secure luxury estate of Rhode Island. Cleverly designed so that the majority of your living is done on the ground floor. It offers a large dining room and a sunken lounge. The magnificent light filled lounge has soaring high ceilings, allowing additional light, and creating a sense of opulent living. The property has great bones and design, its just waiting for a new owner with some vision to give it a little TLC. The oversized master bedroom has a large en-suite, expansive wardrobe space and separate spacious private balcony overlooking the water, a perfect parents retreat. All other bedrooms are very spacious with built in robes. Don't assume anything, only an inspection will reveal what a rare opportunity is on offer here. Very affordable, a lot of space for your dollar, with realistic sellers who will consider offers on or before 14th January 2024. Further features are, but no limited to:- Water views (potential to expand a deck)- Large double lock up garage- Ample visitors' car parks- Pet friendly (2 pets)- Under cover BBQ area near residents club- Gymnasium and sauna- Two tennis courts- 40-meter lagoon pool, plus additional pool.- 16 Hectar tropical gated estate- Direct cart or foot access to the Surfers Paradise Golf Course (code)- Residents lounge complete with large kitchen function area and library- Secure Gated complex with security guard- Meticulous maintained tropical gardens throughout the estate Close to everything:- St Vincent's Private Catholic School- Emmanuel College Private School- 1 minute to corner shops and cafes- 10min to patrolled pristine beaches- 2 min to famous Carrara markets- 2 min to Cocos Shopping Centre- 5 min to Q Store Shopping Centre- 7 min to Pacific Fair Shopping Centre- Stroll to bus stop- 10 min to M1- 12 min to Robina Town Centre- 12 min to Robina Hospital- 12 min to Bond University When you consider what's on offer here, you have a whole lot of space for your dollar, along with the premier location you are buying into. This truly is an outstanding opportunity.\*Note this property has not been affected by any previous floods.