

14-16 Tortuga Place, Clear Island Waters, Qld 4226



House For Sale

Wednesday, 10 January 2024

14-16 Tortuga Place, Clear Island Waters, Qld 4226

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 1776 m2

Type: House



Sam Guo and Julia Kuo
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Auction

Waterfront Double Block with Dual Residences and Development Potential. Presenting a unique lifestyle opportunity is this waterfront double block hosting a two-storey house, separate guesthouse and tennis court. The oversized 1,776m²* parcel on two titles holds 43m* of calm water frontage and caters perfectly to dual living and at-home recreation from its location in a peaceful cul-de-sac. In the contemporary main house, three sizeable bedrooms occupy the top floor, with two benefitting from balcony access. On the ground floor, a fourth bedroom offers a private retreat, while the open living, dining and kitchen area connects effortlessly to the outdoors. A covered alfresco area captures views over the tranquil waterway and championship-size tennis court, where you can host friendly tournaments with guests. Avid boaties will appreciate a pontoon, while children and pets can make the most of a flat, fully-fenced lawn. The self-contained guesthouse comprises one bedroom and bathroom plus an open living, dining and kitchen area. Securely fenced with a private lawn and external access, it offers potential for inter-generational living, or to earn a rental income. The lots are on separate titles, with one spanning 821m²* and the other spanning 955m²*. To fully capitalise on this unique opportunity, a new owner could explore the property's rebuild or resale potential. The Highlights:-

- Waterfront double block spanning 1,776m²* with 43m*-
- Double-level main house plus separate, self-contained guesthouse-
- Located near the end of a quiet cul-de-sac in a central, family-friendly suburb-
- Wide water and hinterland views-
- Blocks are on separate titles, with one spanning 821m²* and the other spanning 955m²*-
- The new owner has the option to knockdown and rebuild a trophy home, or to capitalise on the separate titles by selling on one or both blocks-
- Guesthouse has a bedroom, bathroom, and walk-in robe; kitchen with oven, rangehood, four-burner electric cooktop and sink; fenced with private gated access, flat lawn and external storage space-
- Championship-size tennis court; pontoon; flat, fully fenced lawn-
- Covered entertaining area overlooking waterfront and tennis court-
- Open living, dining and kitchen area with water views and access to outdoor entertaining-
- Kitchen has four-burner electric cooktop, oven and sink-
- Three upper-level bedrooms have built-in robes, carpet and ceiling fans; two have split-cycle air conditioning; two have access to shared balcony; ground-level guest bedroom with built-in robes-
- Two main bathrooms have floor-to-ceiling tiles; one has built-in bath, while the other has a separate toilet-
- Sizeable laundry-
- Secure double garage plus gated parking bay for two additional cars-
- Gated vehicle and pedestrian access-
- Paradox alarm system; external cameras; Hikvision intercom system

Clear Island Waters is a well-appointed, family-friendly suburb favoured for its proximity to key amenities. Q Super Centre is 3.7km, while the retail destination of Pacific Fair is within 5km. Golfing enthusiasts will appreciate proximity to a choice of golf clubs, and the patrolled surf, dining and nightlife options of Broadbeach are within a 6km drive. The address sits in the catchment for Broadbeach State School and Merrimac State High School and is surrounded by a number of the Gold Coast's leading private schools, making it ideal for families. Proximity to the M1 and Gold Coast Highway facilitates convenient travel north and south. Secure a waterfront double block with dual-living potential near to amenities – 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.