

45 Clifton Road, Clifton Beach, Qld 4879



House For Sale

Wednesday, 12 June 2024

45 Clifton Road, Clifton Beach, Qld 4879

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 946 m2

Type: House



Craig Gillard
0410553557

Offers from \$899,000

Nestled in the serene suburb of Clifton Beach, this stunning residence with a generous land area of 946 sqm is designed for those who appreciate comfort, style, tropical living and the joy of entertaining. Boasting 3 spacious bedrooms, the master bedroom features an ensuite bathroom for your comfort and privacy. In addition, there is a second well-appointed bathroom, ensuring ample convenience for both residents and guests. The home embraces a modern lifestyle with split system air conditioning for a comfortable living environment all year round. The dedicated study provides a quiet sanctuary for work or reading, while the living areas offer plenty of space for relaxation and entertainment. Step outside to a beautifully crafted deck overlooking the sparkling pool, perfect for hosting summer barbecues or enjoying a quiet evening under the stars. The lush garden adds a touch of nature and tranquility to the property, offering plenty of space for gardening enthusiasts. The home includes a large, secure double garage offering ample space for vehicles and storage. Adding to the property's appeal are the installed solar panels and solar hot water, a feature that not only reduces your carbon footprint but also promises significant savings on energy bills.

Property Features: 3 Bedrooms (main with ensuite) 2 Bathrooms Newly renovated Kitchen with gas cooking Dedicated Study area Timber decks to the front porch and rear verandah Crimsafe screens to all windows and doors Double lock up garage Additional garage/storage at rear Garden Shed 5kW solar System Solar Hot Water Inground Salt water swimming pool Landscaped gardens displaying TNQ plants at their best Attractive Street frontage

The peaceful suburb of Clifton Beach has the perfect balance between city life and seaside relaxation. Known for its beautiful beaches, friendly community, and excellent amenities, Clifton Beach is a desirable location for all. If you are after restaurants, cafes, bars and alfresco dining, take a 20-minute stroll along the newly constructed walk/bike path to Palm Cove. Here you will find a hive of activity along the foreshore. Clifton Beach is not only an ideal investment pocket for its potential rental income but also for its capital growth. The Clifton Beach area has seen consistent growth in property values over the years, making this an investment that is likely to appreciate over time.

45 Clifton Road, Clifton Beach is a true entertainer's delight. Don't miss out on the opportunity to own a piece of this peaceful neighbourhood. Contact Craig today to arrange a viewing or we look forward to meeting you at the next open home.