

5 Allenton/125 Santa Cruz Boulevard, Clear Island Waters, QLD, 4226



Sold House

Wednesday, 21 June 2023

5 Allenton/125 Santa Cruz Boulevard, Clear Island Waters, QLD, 4226

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Sam Westaway

Grandly Proportioned Residence Providing An Unparalleled Waterfront Lifestyle

Welcome to 5 "Allenton" at 125 Santa Cruz Boulevard, Clear Island Waters. Far exceeding expectations, the Rhode Island Resort provides an unparalleled experience of relaxed waterfront living.

Manicured gardens and tree lined streets adorn this one-of-a-kind gated estate as you make your way down to your individually named nook of just 6 residences.

Split across three levels, there's a considered flow throughout the home with all the living located on the ground floor that takes you from the gourmet kitchen, through the soaring ceilings of the sunken lounge room and out to the expansive waterfront entertaining area.

The accommodation is split across the top level with two well-proportioned bedrooms, the second featuring its own private balcony. The upper most section of the home makes up the expansive master suite, providing a sanctuary of relaxation with an oversized ensuite with spa, external waterfront balcony and bi-fold shutters opening above the living space, bathing both areas in an abundance of natural light.

Catering to creature comforts, the home also features split system air-conditioning, a separate oversized laundry and a flexible floorplan that offers the option to add value with a mezzanine level in the future.

The complex provides a luxury experience, featuring a stunning lagoon pool, two flood lit tennis courts, a gym, sauna, residents' clubhouse, snooker room and direct buggy access to Surfers Paradise Golf Club. The idyllic lifestyle is complimented by 24-hour on-site security and a dedicated team of grounds people that ensure a serene ambience year-round.

Providing the pinnacle of relaxed, secure, waterfront living, this rare opportunity offers the lifestyle you've always dreamed of.

PROPERTY SPECIFICATIONS:

- Grandly proportioned tri-level residence in the luxurious Rhode Island Resort
- Absolute waterfront position overlooking the river
- Gourmet kitchen with granite stone benchtops and an abundance of storage
- Sunken living room with magnificent soaring high ceilings and split-system air-conditioning
- Separate light filled dining area
- Expansive alfresco entertaining area with point blank waterfront views
- Huge master suite with private waterfront balcony, dual built-in robes and split-system air-conditioning
- Oversized ensuite with floor to ceiling tiles, double basin vanity and a grand spa bath
- Two generously sized remaining bedrooms with built-in wardrobes, the second with its own private balcony
- Spacious family bathroom with bath, shower and separate toilet
- Ground floor powder room
- Large separate laundry
- Double automatic lock-up garage with additional storage space
- Flexible floorplan with room to add a mezzanine level in the future
- Ample visitor car-parking
- Stunning lagoon pool, two flood lit tennis courts, gym, sauna, residents' clubhouse and snooker room in the complex
- Secure gated community with 24-hour onsite security and a dedicated team of groundskeepers

- Direct golf buggy access to Surfers Paradise Golf Club
- Complex Size: 14.74 Ha approx.
- Units in Complex: 179
- Rental Appraisal: \$950 - \$1,000 per week
- Body Corporate: \$143.55 per week approx.
- Sinking Fund: \$590,183.92 approx.
- Council Rates: \$2,260 pa approx.
- Year Built: 1995 approx.

We look forward to welcoming you home to number 5 "Allenton" at 125 Santa Cruz Boulevard!

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