

**74 Clear Island Road, Broadbeach Waters, Qld 4218**

**JR JOHN REID**

**House For Sale**

Friday, 3 November 2023

74 Clear Island Road, Broadbeach Waters, Qld 4218

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Kurt Reid

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Eric Lockhart

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**\$2,275,000**

A prime easterly aspect with living all on one level. Take in the glistening waterways and spectacular city skyline vistas spanning Surfers Paradise to Broadbeach. Refresh, relax and indulge as you laze by the sparkling inground pool on the waters edge. Free flowing and open plan the kitchen, dining and living area spills out to the covered alfresco entertaining, where the gateway to the aquatic playground awaits with access from your own private pontoon. Comprised of 4 bedrooms and 2 bathrooms this tidy abode is nestled in a quiet cul-de-sac offering you the perfect position, privacy and views. Recently updated, this home presents as the ideal family oasis on the Gold Coast. Sitting on a 556 square metre block taking advantage of the 18m east facing waterfrontage with a glorious aspect across the waterways. Enveloped by low maintenance gardens and just a hop skip and a jump to all the local amenities such as Pacific Fair Shopping Centre and the Broadbeach restaurant district as well as golden sandy beaches. Capitalise on this lucrative investment and enjoy the location for many years to come. Features include:- Long modern pool to soak up sun all day with views- Bali hut for alfresco entertaining- Established gardens and trees plenty of outdoor space- Low maintenance yards with synthetic grass- Outdoor deck surrounding the pool for skyline views- 556 msq block- 18m frontage to water with private beach- Private pontoon for access to aquatic playground- fresh flowing breezes coming in of the canals- 15 minute walk away from the beach- Incredible views of the skyline and casino- 10 minute walk to Pacific Fair and the finest restaurants- Close to schools and public transport- Plenty of storage space- Close to parks ( across the street )- Safe & quiet & family friendly area

Suburb profile: The heart and soul of the Gold Coast. Home to world famous beaches, leafy parks, a multitude of dining, cafés and nightlife options, shopping mecca - Pacific Fair and The Star Casino. Broadbeach is within walking distance to everything - you won't need your car; Broadbeach Waters is perfect for those who like to live close to the 'action' but also far enough to enjoy a more quiet, tranquil location. The waterfront properties offer direct ocean access, ideal for water enthusiasts. Multiple Primary and Secondary schools and lots of great local gems provide a friendly community feel.