

**9 Martinique Way, Clear Island Waters, Qld 4226**



**Sold House**

Thursday, 10 August 2023

9 Martinique Way, Clear Island Waters, Qld 4226

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 706 m2**

**Type: House**



Sam Guo and Julia Kuo  
1300576000

## Contact agent

Enjoy a serene lifestyle in this modern family house offering convenience and a preferred north-east aspect in an exclusive Clear Island Waters community. A dual-level home with two double garages anchors a generous 706m<sup>2</sup>\* corner parcel that backs onto parklands and fronts a quiet cul-de-sac, with only local traffic. A neutral colour palette allows elegant lines and soft curves to shine across a flexible floor plan that delivers four spacious bedrooms, a designer kitchen, formal lounge room, a separate family room, and a media room. Doors stack back to reveal a covered alfresco extending the indoor/outdoor family room space and sun-kissed swimming pool, inviting long weekends of summer entertaining. During winter, a wood fireplace creates a cosy ambience beneath a 5.8m vaulted ceiling in the formal lounge room. Close to popular private and public schools, families will appreciate a laidback lifestyle only 10 minutes' drive from patrolled surf beaches, Pacific Fair Shopping Centre, and Broadbeach's dining precinct. The Highlights: - Two-level family home on well-appointed northeast-facing 706m<sup>2</sup>\* block - Wide corner parcel with 50.7m<sup>2</sup>\* of street frontage - Two double garages provide secure car parking for four cars - Additional secure space for camper, trailer or equal - Fronts a quiet cul-de-sac on one side with only local traffic; backs onto parkland at the rear corner with only two neighbouring properties - Outdoor entertaining leads to a secure and private grassed yard - Large 9.8m x 2.9m pool with shade sail - Formal Lounge area with vaulted ceiling and wood fireplace - Family room with wet bar, split cycle air-conditioning, and access to extended alfresco living - Media room with Grandview screen, integrated sound; Optoma projector and external access - Open-plan kitchen and dining; kitchen has large L-shaped island breakfast bar, stone benchtops, Smeg dishwasher, Neff electric cooktop with steam and combi ovens; louvre windows - Butler's pantry, study nook and laundry with chute; access to external drying court - Master suite with 4.4m pitched roof, walk-in robe, generous fully tiled ensuite with built-in bath, dual stone top vanities, two touch mirrors, dual shower with handheld and rain showerheads, separate toilet - Three additional bedrooms (two upstairs and one downstairs) have built-in robes and fans - Bathroom on each level - Hills security system and HikVision cameras - Daikin ducted air-conditioning; Sunny Boy solar system with 5kW inverter - Two garden sheds; three water tanks - Landscaped gardens and lush flat lawn; fully fenced with gated access - Property is suited to owner-occupiers or as an investment - Santa Cruz Village and St Vincent's Primary School close by - Clear Island Waters is a family-friendly location close to beaches, schools and conveniences. Santa Cruz Village is an easy 750m walk. Reach the Q Super Centre in 3.1km or travel 3.6km to Pacific Fair Shopping Centre. A choice of golf clubs are near by, and the patrolled surf of Broadbeach is 5km. The address sits in the catchment for Broadbeach State School and Merrimac State High School, with St Vincent's Primary School only 1.2km away. Experience how easy family living can be – inspect with Sam Guo 0423 064 310 and Julia Kuo 0402 668 885. 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.