

44/7-9 Santa Cruz Boulevard, Clear Island Waters, QLD, 4226

Townhouse For Sale

Saturday, 24 August 2024

44/7-9 Santa Cruz Boulevard, Clear Island Waters, QLD, 4226

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Anthony Steinberg

Tranquil Lakeside Townhouse Living

This stunning, semi-renovated 3-bedroom townhouse boasts a prime location with serene lake views. The open-plan living area is flooded with natural light and refreshing breezes. Each of the three spacious bedrooms features built-in wardrobes, with the main bedroom offering air conditioning, a walk-in robe, an en-suite, and a private balcony with breathtaking lake vistas.

The generously sized living and dining area opens onto a large timber deck, perfect for alfresco dining while enjoying the picturesque lakeside scenery. The main bathroom includes a separate toilet, complemented by a separate laundry and a guest powder room for added convenience. The property also features a single lock-up garage and an additional car space.

Features include:

- Three spacious bedrooms with built-in wardrobes and ceiling fans
- Two bathrooms, plus a downstairs powder room
- Master bedroom with ensuite and walk-in wardrobe
- Well-appointed kitchen with walk-in pantry and quality appliances
- Air-conditioning: In the main bedroom, second bedroom, and living area.
- Main bedroom: Includes a walk-in robe, en-suite, and a private balcony overlooking the lake.
- Spacious living and dining area: Opens onto a large timber deck with stunning lake views.
- Additional amenities: Separate laundry and guest powder room.
- Parking: Single lock-up garage and an extra car space.
- Council rates: Approx. \$2,400.00 per year
- Water rates: Approx. \$1,900.00 per year
- Low body corporate fees: Approx. \$101.00 per week
- Rental appraisal: \$820.00 - \$850.00 per week, Currently Tenanted until March 2025 @ \$730.00 per week

The Lakes at Island Quays complex offers gated security with on-site managers, ensuring peace of mind. Enjoy resort-style living with access to the pool, spa, and BBQ facilities, ideal for entertaining guests. Prime location within walking distance to St Vincent's Primary, Surfers Paradise Golf Course, and public transport routes. Minutes from Q Super Centre, Pacific Fair Shopping Centre, Star Casino, and the vibrant hub of Broadbeach with its restaurants, cafes, and beaches.

Whether you're looking for a low-maintenance home or a smart investment, this opportunity is not to be missed.