

# 70/125 Santa Cruz Boulevard, Clear Island Waters, Qld 4226

— **Coastal**

## Townhouse For Sale

Wednesday, 19 June 2024

70/125 Santa Cruz Boulevard, Clear Island Waters, Qld 4226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Ilona Barry

0424711033

## Interest Over \$1,300,000

Located in the highly sought-after Stage 1 of the prestigious Rhode Island Estate, this beautiful villa is immediately welcoming. With soaring vaulted ceilings, light filled living spaces and a peaceful golf course outlook, this immaculately presented home will be sure to impress. The keen golfer will delight in the direct access to Surfers Paradise Golf Club and there are plenty of other ways to enjoy life with beautifully manicured gardens, a large-resort style pool that beckons relaxation or invite friends for a spot of tennis at either of the two flood-lit courts. Properties in this estate are tightly held and in high demand, so make sure inspection of this lovely villa is high on your list. Main features include: • Three large bedrooms with built in robes; the expansive master bedroom is situated on the upper level and is generously appointed with plenty of robe space, beautifully fitted ensuite and balcony • Main bathroom with separate powder room for guests • Modern kitchen with quality appliances including induction cooktop, Bosch oven and Asko dishwasher as well as plenty of bench and cupboard space • Spacious tiled living and dining areas • Large tiled alfresco entertaining terrace overlooking the golf course • Separate laundry

Other Features: • Double lock up garage with spacious storage area • Ceiling fans • New air conditioning units • Retractable flyscreen to patio for year round enjoyment • Linen cupboard • Electric hot water • Solar panels

Year built: 1995 approx Building size: 250 sqm or 27 squares approx Body Corp: TBA

Location: Rhode Island Resort is a secure gated estate situated on 36 acres of beautifully manicured gardens surrounded by freshwater lakes and golf course. Facilities including club house with full kitchen facilities and private function room, large lagoon style pool, flood-lit tennis courts, sauna, gymnasium, snooker room and barbecue area. Direct access to Surfers Paradise Golf Course

Close proximity to Pacific Fair Shopping Centre, Robina Town Centre and Q Super Centre

Minutes to world famous Gold Coast Beaches as well as fine dining in Broadbeach and Star Casino

Close to top local schools St Vincent's Primary School, Emmanuel College and All Saints Anglican School

Easy commute to M1 motorway and Gold Coast Airport

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.