

**67/125 Santa Cruz Boulevard, Clear Island Waters,  
Qld 4226**



**Villa For Sale**

Saturday, 29 June 2024

67/125 Santa Cruz Boulevard, Clear Island Waters, Qld 4226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



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## Offers over \$1,525,000

Step into serenity, privacy, and luxury with this expansive riverfront townhouse nestled in the sought-after Rhode Island Estate. Watch boats, swans and pelicans glide past while relaxing on your private tropical covered outdoor area, embracing the carefree tidal waterfront lifestyle within a secure, upscale community. Tranquil riverfront setting with a regulated speed limit and no neighboring houses across the river. This property is a rare gem, offering one of just twelve four-bedroom direct river-facing residences in the initial stage 1 design phase. Perfectly oriented for the Gold Coast lifestyle, it faces north with an additional northwest aspect for warm winters, stunning sunsets, and cool summer breezes. This home boasts an array of features including:- Central location close to the beach- Buggy parking bay- Backs on Surfers paradise Gold Club- "Man cave" and generously-sized storage area underneath.- Versatile bunker space ideal for a wine cellar or additional storage.- Bonus room for a home office, study or teenage retreat.- Expansive covered alfresco area, space for potential spa installation.- High vaulted ceilings creating a sense of space and airiness.- Two living areas one of which can be adapted into a fifth bedroom.- Dedicated large dining room with river views.- Kitchen with walk-in pantry, ready for your personalized appliance upgrades.- Extra large bedrooms- Master has large private balcony over looking the river- Juliette balcony off 3rd bedroom.- Spacious double lock-up garage plus driveway parking for two additional vehicle- Bathtubs in both the master and second bathroom with separate showers- Powder room- Pet friendly

This well maintained townhouse has been freshly painted and features brand new carpets throughout. Its size rivals that of standalone homes, yet offers the convenience of low-maintenance living with full security and resort-style amenities, allowing you to fully enjoy the Gold Coast lifestyle. The majority of living areas are conveniently located on one level, with a few easy steps leading to an oversized master bedroom on its own private level, complete with a balcony retreat overlooking the river. An additional living area could easily serve as a secondary master bedroom on the lower level. Ample space for a future internal lift if desired.

Estate Features are, but not limited to:- Secure Gated complex with on sight security guard & patrols- Meticulous maintained tropical gardens throughout the 16 hectare estate- Direct cart or foot access to the Surfers Paradise Golf Course (code)- Ample visitor's car parks - Pet friendly - Under cover BBQ area, - New Port Club House, Resident's function room with fully equipped kitchen, snooker table & library- Gymnasium and sauna - Two tennis courts - 40-meter resort style lagoon pool with separate kids pool - Kayak launch area to river- Pet friendly estate I urge buyers looking for value to inspect as this represents a whole lot of space for your dollar.- Body Corporate \$133 per week - Insurance \$669 per quarter\*- Council rate \$1,832 per year\*- Water rates \$1,905 per year\*\*\*Floorplan and video coming soon\*\*

Close to everything:- 10min to patrolled pristine beaches- St Vincent's Private Catholic School- Emmanuel College Private School - 1minute to corner shops and cafes - 2min to famous Carrara markets- 2min to Cocos Shopping Centre - 5min to Q Store Major Shopping Centre, Bunnings - 7min to Pacific Fair Shopping Centre- Stroll to bus stop - 10min to M1- 12min to Robina Town Centre- 12min to Robina Hospital- 12min to Bond University\*All information contained is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy & interested parties should rely on their own enquiries.