



## 25 Clipper Boulevard Clear Island Waters QLD

4 3 2

Clear Island Waters famous for some of the longest views and widest waterways and this property is a prime example. Perfect aspect of North East to wide water this updated 4 bedroom, 3 bathroom home showcases the perfect waterfront lifestyle.

**Price** : \$ 1,400,000  
**Land Size** : 850 sqm  
**View** : <https://www.astras.com.au/sale/qld/gold-coast/clear-island-waters/residential/house/6284064>

### Features include:

- ? Good sized 850m2 north east to water allotment
- ? Updated kitchen with caesar stone bench tops and stainless steel appliances
- ? Large imported ceramic tiles giving a clean fresh look
- ? Privacy fence to the street
- ? Separate formal and informal areas
- ? Floating pontoon
- ? Covered outdoor entertaining area ground floor and 1st floor
- ? Roller shield shutters in main bedroom for total blackout



**Oresti Astras**  
**07 5593 2038**

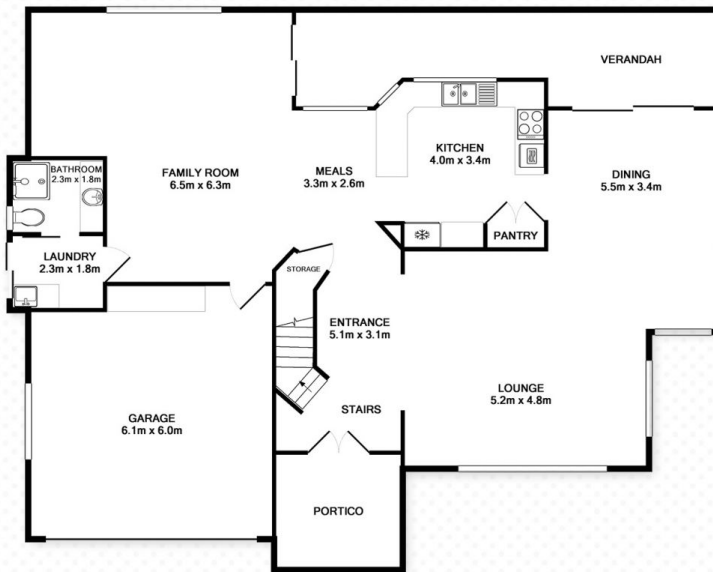
# 25 Clipper Boulevard CLEAR ISLAND WATERS

Land 850m<sup>2</sup> | 4 Bedrooms | 3 Bathrooms | 2 Car Garage

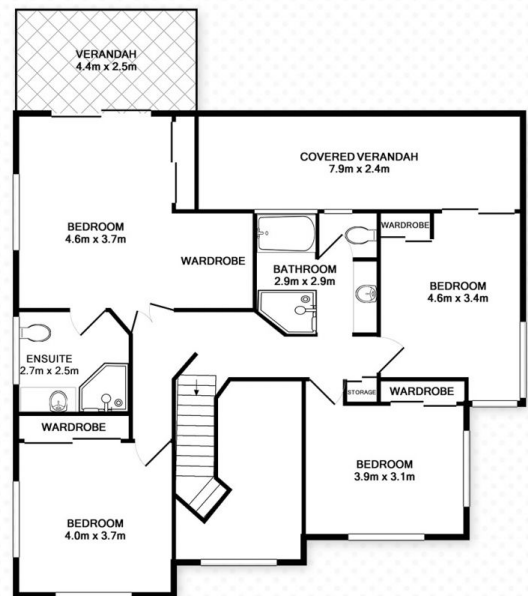
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Total Area Approx 345m<sup>2</sup> or 37 Squares (including covered outdoor areas)

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.