



## 69 Martingale Circuit Clear Island Waters QLD

3 2 2

Perfectly positioned on an easy-care 568m<sup>2</sup> corner allotment sits this quality built Hotchkin and Farnham home featuring Northern aspect to living areas and covered outdoor entertaining area. A quality single level, low maintenance home in an upmarket suburb with a realistic seller.

**Price** : \$ 830,000  
**Land Size** : 568 sqm  
**View** : <https://www.astras.com.au/sale/qld/gold-coast/clear-island-waters/residential/house/6284230>

Some features include:

- ? Free-flowing open floor plan with a good transition from indoor to outdoor.
- ? Granite bench tops.
- ? Timber shutters and blinds.
- ? Restored and repainted roof (only 5 years ago)
- ? Large in-ground saltwater pool in the Northern part of the allotment.
- ? Front fence.
- ? Corner block.



**Oresti Astras**  
07 5593 2038



**Christine Demchenko**  
07 5593 2038

# FLOOR PLAN



69 Martingale Circuit  
CLEAR ISLAND WATERS

 3 Bedrooms

 2 Bathrooms

 2 Car Garage

Block Size 568m<sup>2</sup>  
TOTAL FLOOR AREA  
240m<sup>2</sup> or 25 Squares

Oresti Astras | 0412 725 047

 **astras** prestige property

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.