



## 4 Rotorua Place Clear Island Waters QLD

5 2 2

Nestled within a quiet street in the renowned suburb of Clear Island Waters, boasting 5 bedrooms or the option of 4 bedrooms plus a media room, this residence effortlessly combines privacy and functionality in its design.

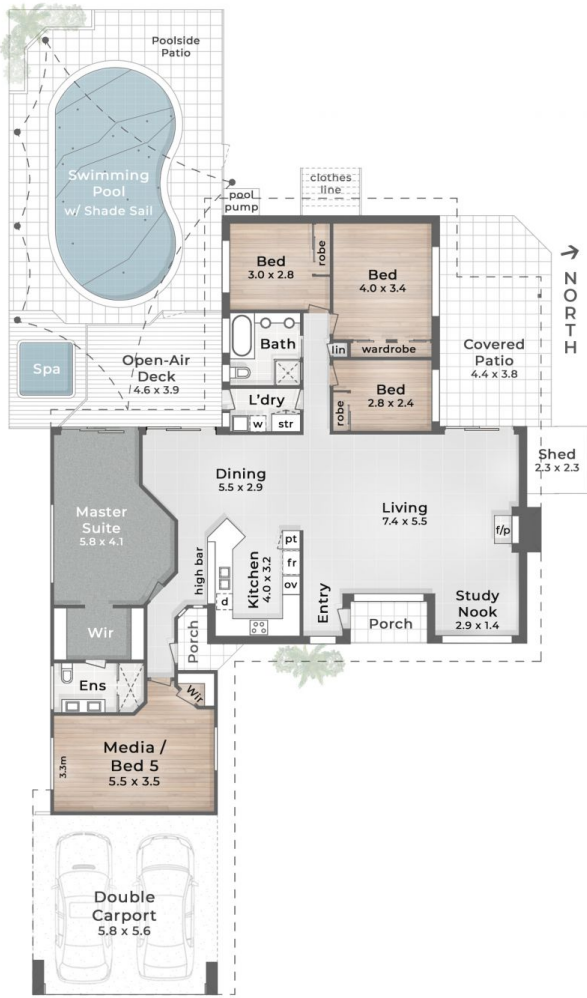
The open plan layout, accentuates the spaciousness of the living area, reflecting a harmonious connection between different spaces. The thoughtful integration of a separate entry for the fifth bedroom, which can seamlessly transform into an office or media room, adds a layer of privacy and versatility to the living experience.

Envisioned with an unparalleled dedication to liveability, the residence features an innovative study nook adjacent to the main living area, which provides an opportunity for productive work while maintaining the flow and comfort of the living spaces.

**Price** : \$ 1,475,000  
**Building Size** : 265 sqm  
**Land Size** : 678 sqm  
**View** : <https://www.astras.com.au/sale/qld/gold-coast/clear-island-waters/residential/house/7719704>



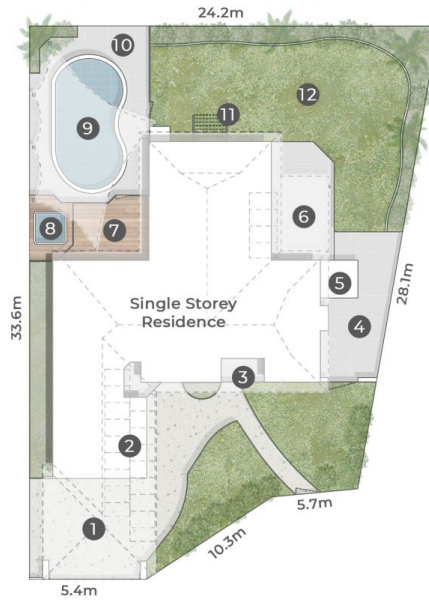
**Oresti Astras**  
**07 5593 2038**



:: FLOOR PLAN

#### LEGEND

- 1. Double Carport | 2. PV Solar Panels
- 3. Entry Porch | 4. Courtyard
- 5. Shed | 6. Covered Patio
- 7. Open-Air Deck | 8. Spa
- 9. Swimming Pool | 10. Poolside Patio
- 11. Clothes Line | 12. Grass Yard



#### ROTORUA PLACE

**ASTRAS**  
prestige property

Orestil Astras  
0412 725 047

4 Rotorua Place  
CLEAR ISLAND WATERS

- 678m<sup>2</sup>
- 5 Bed + Study Nook
- 2 Bath
- 2 Car

Internal 202m<sup>2</sup>  
Covered Patios & Porch 24m<sup>2</sup>  
Carport 39m<sup>2</sup>  
Total 265m<sup>2</sup>  
Open-Air Deck 18m<sup>2</sup>

**pdc.**

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