



## 176 Port Jackson Boulevard Clear Island Waters QLD

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Experience the appeal of waterfront living with this remarkable property situated in a quiet cul-de-sac off Port Jackson Boulevard. This prestigious residence offers an exceptional prospect for those in pursuit of all that Clear Island Waters has to offer.

Enjoy the impressive 34.9 meters of water frontage with access to the Gold Coast Seaway through the lock and weir system, beckoning you to partake in a range of aquatic activities.

- ? A substantial North-easterly 1,023m<sup>2</sup> allotment
- ? Open-concept layout seamlessly merging indoor and outdoor living areas.
- ? Three adaptable living spaces to accommodate your family's diverse needs.
- ? Spacious double garage with storage and additional

**Price** : \$ 1,860,000  
**Land Size** : 1023 sqm  
**View** : <https://www.astras.com.au/sale/qld/gold-coast/clear-island-waters/residential/house/7778064>



**Oresti Astras**  
07 5593 2038



**Christine Demchenko**  
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- SITE PLAN LEGEND**
1. Driveway Parking
  2. Entry Porch
  3. Drying Court
  4. Garden Shed
  5. Entertaining Deck
  6. Waterfront Yard
  7. Side Access Gate (2.4m wide)



# ASTRAS

prestige property

Oresti Astras  
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176 Port Jackson Boulevard  
CLEAR ISLAND WATERS

- 1,023m<sup>2</sup>
- 4 Bed + Media
- 2 Bath
- 2 Car + Off-Street

Internal 270m<sup>2</sup>  
Deck & Porch 70m<sup>2</sup>  
Total 340m<sup>2</sup>

**pdc.**

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