



## 31 Santabelle Crescent, Clear Island Waters

4  2  4 

### A Centrally Located Tropical Oasis

The Aaron Smith Team is proud to bring to the market this flowing family home, set in the exclusive Island Quays precinct of Clear Island Waters. Positioned in a quiet street on a private low maintenance block, this home is the one you've been waiting for.

Spend your time relaxing and enjoying life with the low maintenance grounds which have been intelligently designed to minimise maintenance, and maximise rest & relaxation.

With plenty of room for the whole family to stretch out, this home offers multiple entertaining areas to maximise privacy and functionality. The master bedroom is bright and airy and flows simply throughout this practical laid out family home. The abundance of windows and glass doors brighten the home and allow the breeze to flow right through.

The home itself offers a layout that sees the open plan kitchen adjoin a tiled dining and lounge area, both of which open to the large outdoor entertaining area and large lagoon style pool with walk in entry. There is also a separate formal lounge, double door covered entry, separate laundry and multiple storage points. Adding to its appeal is the gated entry, automatic double lock up garage, double carport and ample off-street parking.

#### Features at a glimpse:

- Four spacious bedrooms
- Double lock up garage and double carport
- Secure off-street parking
- Large sparkling in-ground pool with walk in entry
- Multiple spacious indoor entertaining areas
- Large undercover outdoor entertaining area
- Large open plan kitchen
- Low maintenance 768m2 block
- Air-conditioning and ceiling fans

Properties like this are rare to come by and won't last long, contact The Aaron Smith Team today to secure your private viewing!

 768 sqm

ID# 11884100161

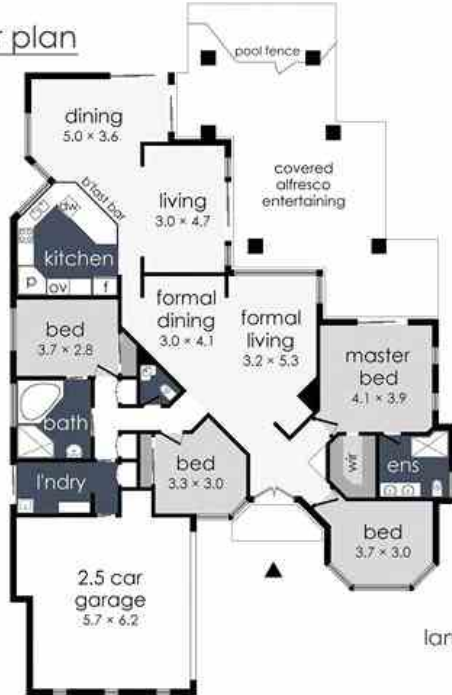


**Aaron Smith**  
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## 31 Santabelle Crescent, Clear Island Waters

Internal floor area approx 230 m<sup>2</sup> • external floor area approx 68 m<sup>2</sup> • total floor area approx 298 m<sup>2</sup> (32 squares)

floor plan



land size: 768 m<sup>2</sup>

site plan



All information contained herein is intended as a guide only. Layout dimensions are approximate only. No representations or warranties of any nature are given and any interested parties should rely upon their own enquiries.  
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