

**11/3 Marina Crescent, Hollywell, Qld 4216**

**Professionals**

**Villa For Sale**

Thursday, 13 June 2024

11/3 Marina Crescent, Hollywell, Qld 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 153 m2**

**Type: Villa**



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## Auction

Auction On Site - Saturday 29th June 2024 at 11:00am Discover this rare opportunity to secure one of the very tightly-held, single-level villas, within the renowned gated enclave of 'Port Meirion', which boasts an incredibly unique peninsula position, surrounded by water on three sides and breathtaking northerly views that disappear towards the horizon. This fully renovated villa offers luxury, convenience, and a resort-like lifestyle, where you and your guests will be welcomed at the front door, by beautiful water views and boats meandering past your backdoor-step. • Fully renovated and spacious interiors, designed for comfort and style • Fully-tiled living area with high ceilings, and breathtaking views • Modern, central kitchen with beautiful views, loads of cupboards, huge stone benchtops and stainless steel appliances • Enormous master bedroom with walk-in robe, modern ensuite with double vanity, plus a separated area overlooking the water, ideal for a parents retreat or home office • Good separation between the additional 2 bedrooms, with adjacent bathroom, ideal for guests or family • Huge waterside alfresco area with an electrically operated, retractable roof, perfect for simply relaxing and watching the world go by, or outdoor entertaining in all weather conditions • Very sheltered 30ft marina berth with power, water and padded fender protection for easy docking and safe mooring • Large laundry, plus an adjoining, oversized, walk-in store room • Secure basement parking for 2 vehicles • Resort facilities including, flood-lit synthetic grass tennis court, residents BBQ areas, and waterside pool and spa • Very quiet, residential-only complex (no holiday letting) • Pet friendly • Situated at the northern end of the Gold Coast, close to major shopping and dining options • Council rates are approx. \$1,834 per year and body corp. fees approx. \$153 per week This villa offers an unparalleled lifestyle with its prime location and extensive amenities - Don't miss your chance to own this exquisite property in a highly sought-after location. GENUINE SELLERS MAY CONSIDER OFFERS PRIOR TO AUCTION