

**13/146 Marina Quays Boulevard, Hope Island, Qld
4212**



House For Sale

Thursday, 11 January 2024

13/146 Marina Quays Boulevard, Hope Island, Qld 4212

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 189 m2

Type: House

EXPRESSIONS OF INTEREST BY JAN 26

Be blown away by the level of attention to detail in this recently designed, Available to move in right away, High-quality Hope Island townhouse. Entering you're greeted by a light-filled multi-function kitchen, living & dining space that seamlessly connects the indoors with the outdoors, This level also offers a generous powder room and access to the lockable garage and laundry outlining the property is built not just for aesthetics but also for function. The thoughtful use of space does not stop there, upstairs a well-lit second living or rumpus room sets the undercurrent connecting the three equipped bedrooms and stylish main bathroom. Impeccable location in a sought-after community with low ongoing costs coupled with the long list of outstanding features presented are sure to put this property in high demand, Don't miss your opportunity to own it for yourself. Call Brodie today on 0404 313 494 to register your interest in the next available inspection

OUTSTANDING FEATURES:

- Dual dedicated parking with single lock-up garage and open-air carport
- Video intercom system within the entryway
- PVC hamptons style shutters on windows
- Additional sky-lights installed
- Upgraded security screen ****CrimSafe**** on front door
- Recently installed light fixtures and fittings throughout the property
- Low maintenance high-grade tiles spanning the lower level living and dining spaces
- Ducted Air-conditioning centralised and customisable through property
- Stone bench-tops, modern stainless appliances and walk-in pantry in the kitchen
- Covered, tiled and fanned outdoor living area and private low-maintenance courtyard with loads of light
- Master bedroom offers a functional walk-in-robe, ducted A/C and a huge ensuite with more than enough bench-space and floor-to-ceiling tiles for that additional luxury feeling
- Two additional bedrooms are equipped with ceiling fans, built-in-robos and ducted A/C
- Continued floor-to-ceiling tiles in the main bathroom along with updated exhaust fans & heat lighting
- 400M to Hope Island market place and Tavern
- 130M to Hope Island water way / Coomera river
- Direct walkable access to the canals
- Body corporate only \$30 Per week Approximately
- Current rental appraisal \$800 - \$850 per week

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