

**135/3 Pendraat Parade, Hope Island, Qld 4212**



**Apartment For Sale**

Tuesday, 9 January 2024

135/3 Pendraat Parade, Hope Island, Qld 4212

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Contact Agent

This desirable, perfectly positioned, third floor, 3-bedroom apartment with 2 bathrooms is situated in the beautiful Ilanah Aqua lifestyle resort on the Northern end of the Gold Coast; close to a myriad of amenities, shops, restaurants, cafes, medical facilities, marinas, water-ways and the Broadwater. Its central location offers easy access to Brisbane via the M1 motorway, several excellent public and private schools, 3 championship golf courses, a tennis centre and is in close proximity to Hope Island Resort, Sanctuary Cove and the famous theme parks, making it perfect for families, retirees or investors. This fully air-conditioned 175sq.m apartment with sweeping Northeast canal views is set in a secure, gated complex with access to the residents' gym, pool and leisure facilities. It has three generous bedrooms, two bathrooms, a great kitchen fitted with high-end appliances and Caesarstone benchtops. The open-plan living areas open up through bi-fold doors onto a spacious balcony with generous entertaining facilities and lovely water views. In addition, it has a large laundry with loads of storage and bench top space and two fully secured underground parking spaces with storage sheds which are serviced by a lift. Features of this lovely apartment include:

- Master bedroom with walk-in robe and generous ensuite bathroom
- Large balcony with fabulous views across the canal
- 2 generously sized bedrooms with built-in robes and views overlooking the tropical resort gardens
- A fully tiled, large family bathroom
- Open plan living and kitchen areas opening out onto a large entertainment balcony with bi-fold doors and sweeping water views
- Kitchen with high end appliances, stone bench-tops and masses of storage
- Spacious laundry with ample storage cupboards and bench work space
- 2 fully secured underground parking spaces with storage sheds serviced by a lift
- Fully ducted air conditioning
- Secure gated complex
- Northeast facing with stunning canal views.
- Lush landscaped communal gardens
- Sparkling residents' swimming pool and gym
- 175sqm internal area
- Large external balcony area
- Within walking distance of shopping complex with Woolworths, Aldi, bakery, pharmacy, doctors, physiotherapists, hairdressers, cafes and restaurants
- 55 minutes' drive to Brisbane and airports via M1 motorway
- Access to marinas and nearby luxury resorts with championship golf courses, marinas and shopping villages
- Close to several excellent public and private schools

To view this property please contact: Gordon Sharpe at Belle Property, Hope Island 0432 337 662 [gordon.sharpe@belleproperty.com](mailto:gordon.sharpe@belleproperty.com)