

14/146 Marina Quays Boulevard, Hope Island, Qld 4212

Villa For Sale

Thursday, 22 February 2024

14/146 Marina Quays Boulevard, Hope Island, Qld 4212

Bedrooms: 3

Bathrooms: 2

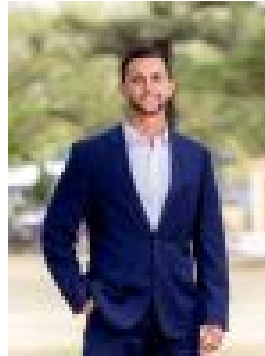
Parkings: 2

Area: 135 m2

Type: Villa



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Auction

For directions, type "146 Marina Quays Hope Island" on google maps - with out the Townhouse number 14. Prepare to be captivated by the meticulous attention to detail in this recently designed, move-in-ready townhouse in the heart of Hope Island. Boasting high-quality finishes and thoughtful functionality, this property offers a seamless blend of indoor and outdoor living spaces. Upon entry, you are welcomed by a sunlit multi-functional kitchen, walk-in pantry, living, and dining area that effortlessly connects to the outdoors. This level also features a spacious powder room, access to the lockable garage, and a well-appointed laundry, highlighting the property's commitment to both aesthetics and practicality. The intelligent use of space continues upstairs, where a well-lit second living or rumpus room acts as the hub connecting three well-equipped bedrooms and a stylish main bathroom. The property's impeccable location in a sought-after community, coupled with minimal ongoing costs, makes it highly desirable. Indulge in the ultimate boating lifestyle; this residence offers unrivaled proximity to the waterways, providing seamless access to boating adventures, long sunset waterfront walks, and the complete lifestyle. Immerse yourself in the charm of Paradise Point and Sanctuary Cove, known for their picturesque scenery, endless dining precincts, and world-class golf facilities. With famous Gold Coast beaches just a stone's throw away, this property promises a lifestyle of luxury, leisure, and coastal elegance. Don't miss the chance to make this property your own. Contact Nina Hurd 0416 574 518

OUTSTANDING FEATURES- Corner block for aspect, space, and privacy- 40m to waterfront walkways- Dual lock-up garage and open-air carport- Video intercom system within the entryway- 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 centralized and customizable throughout the property- Stone benchtops, modern stainless appliances, and walk-in pantry in the kitchen- Covered, tiled outdoor living area with a private low-maintenance courtyard and abundant natural light- Master bedroom offers a functional walk-in robe, ducted A/C, and a spacious ensuite with ample bench space, floor-to-ceiling tiles for added luxury- Two additional bedrooms equipped with ceiling fans, built-in robes, and ducted A/C- Continued floor-to-ceiling tiles in the main bathroom, along with updated exhaust fans and heat lighting- 400 meters to Hope Island Marketplace and Tavern- 130 meters to Hope Island waterway/Coomera River

Outgoings:- Body corporate only \$31.45 per week (Approximately)- Council Rates \$2,009 per year (Approximately)- Water Rates \$2,000 per year (Approximately)- Current rental appraisal \$895 per week

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.