

15/156 Marina Quays Boulevard, Hope Island, Qld 4212

— **Coastal**

Sold Villa

Thursday, 9 November 2023

15/156 Marina Quays Boulevard, Hope Island, Qld 4212

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 173 m2

Type: Villa



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\$1,165,000

Embrace the perfect balance between location, easy living and a holiday lifestyle with this north-facing waterfront property. Offering the low-maintenance allure of an apartment yet with the space and privacy of a townhouse, it also boasts your own marina and bridge-free access to the Broadwater. Perched in a peaceful and private position within George's Harbour Villas, this quality-built home delivers one of the largest floorplans in the estate making it a highly desirable end townhouse with extra windows and doors. Spanning two levels, light-filled interiors encase the open plan kitchen, living and dining zone, complemented by high ceilings and water vistas. A handy multi-purpose space/open-air study awaits upstairs, along with three sun-lit bedrooms and two bathrooms. This includes the fresh and bright master suite with ensuite, set against a backdrop of water views. After a day of work or play, retreat to the rear fenced courtyard for drinks overlooking the canal or host guests for an alfresco feast. Additionally, make the most of the direct access from your backyard to the canal boardwalk - an ideal spot for a morning jog or stroll. For those eager to enjoy the aquatic paradise on your doorstep, jump on your boat or jet-ski and head to nearby South Stradbroke Island, Wavebreak Island, Moreton Island and the Jumpinpin. Plus, leave the car at home and take the jet-ski along the canals, stopping at popular Paradise Point or Sanctuary Cove eateries. Shopping, medical and other dining amenities are accessible on foot, too, including Hope Island Marketplace a 650m stroll from your front door. Experience this dream waterfront lifestyle and location firsthand - arrange your inspection today.

Property Specifications:

- North-facing waterfront townhouse with exclusive-use 15m marina berth
- Peaceful and private position within George's Harbour Villas
- Quality-built steel frame home, boasting one of the largest floor plans
- Desirable end townhouse with additional windows and doors
- Low-maintenance, yet with the space and privacy of a townhouse
- Gourmet kitchen with walk-in pantry, stone bench tops and breakfast bar
- Open plan living and dining area capped by high ceilings and basking in water views
- Handy multi-purpose space/open air-study upstairs
- Three bedrooms, including a master suite with water views and walk-in robe
- Two bathrooms (including an ensuite to the master suite) plus a powder room
- Private, fenced courtyard overlooking the water
- Laundry with external access
- Double garage with storage
- Zoned ducted air conditioning throughout
- Low body corporate fees + additional marina fees
- The current rental appraisal is \$1,000 - \$1,200 per week
- Direct access from your backyard to the canal boardwalk, perfect spot for jogging, walking the dog etc
- Bridge-free access to the Broadwater
- Boat or jet-ski to surrounding islands or Paradise Point or Sanctuary Cove eateries
- Walk to Hope Island Marketplace, Hope Island Tavern, public transport, medical amenities

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.