

**1507 Rosebank Way, Hope Island, Qld 4212**

**HOPE ISLAND REALTY**

**House For Sale**

Thursday, 1 February 2024

1507 Rosebank Way, Hope Island, Qld 4212

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## CONTACT AGENT

Nestled within the esteemed "Rosebank" estate, this tri-level marina home exudes charm and practicality. Boasting a picturesque vista of Hope Island Marina, this residence offers a versatile layout with two distinct living areas over two separate floors, providing ample space and flexibility for various lifestyle needs. Encompassing three bedrooms, including a spacious master suite featuring an ensuite, walk-in robe, and a balcony overlooking the serene Marina, this home is designed for comfort and tranquillity. A family bathroom for the 2 additional Bedrooms and a well-appointed powder room on the lower floor complement the functional layout. The lower level beckons with its expansive open plan living and dining areas, capturing breathtaking Marina views that add a touch of serenity to daily life. A modern, generously sized kitchen equipped with stone benchtops and state of the art appliances serves as the heart of the home. The entrance and mezzanine level gifts you with a spacious second living area and multipurpose study zone. Fully ducted and zoned air conditioning ensures year-round comfort throughout the residence. Outdoor entertaining is effortless with a covered area and a small, low-maintenance courtyard. The property also includes a convenient double lock-up garage with golf buggy space and a private pontoon for easy water access. Features include:

- Spacious open plan living & dining on the lower level with stunning Marina views
- Additional and separate living area with multipurpose study zone
- Large contemporary kitchen with stone benchtops & modern appliances
- Large master bedroom with ensuite, walk-in robe and balcony overlooking the Marina
- 2 bedrooms with family bathroom plus separate powder room
- Fully ducted and zoned air conditioning throughout
- Under cover entertaining area
- Double lock up garage and buggy space
- 14m Marina berth with bridge free ocean access
- 12kW Solar System
- Fully reticulated and automatic irrigation system
- Automatic garden feature lights
- Crimsafe security screens throughout
- Minutes from private boat ramp and park
- Access and use to The Lakes 25metre shared resort pool
- 24 hour manned security
- FIRB approved for foreign purchase or investment

Situated in the secure, gated community of Hope Island Resort, residents enjoy the benefits of 24-hour security and exclusive access to amenities. The Lakes' 25-meter shared resort pool adds to the resort-style living experience. Beyond the property, the lifestyle amenities are impressive. The Hope Island Marina Shopping Village and Sanctuary Cove Village are a short buggy ride away, offering a variety of shopping options. Golf enthusiasts can conveniently access three PGA-rated golf courses, including The Links Hope Island and Sanctuary Cove Palms and Pines courses, right at their doorstep. The location provides access to excellent schools, family theme parks, the Broadwater, and lush parks. Easy connectivity via the nearby M1 highway ensures quick travel to Brisbane, Coolangatta Airports, and Surfers Paradise, making this residence an ideal blend of comfort, convenience, and luxury living.