

**19/156 Marina Quays Boulevard, Hope Island, Qld
4212**

Professionals

Villa For Sale

Wednesday, 20 March 2024

19/156 Marina Quays Boulevard, Hope Island, Qld 4212

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 195 m2

Type: Villa



Mark Carew
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\$1,249,000

• Modern 3 bedroom, 2 bathroom villa along the boardwalk, additional 12M marina berth extra \$60,000 • Open plan layout & covered waterfront alfresco with north-facing aspect • Luxury master retreat with water views, ensuite & WIR • Premium fixtures & finishes showcased throughout • Lucrative investment or lifestyle opportunity walking distance to Hope Island Marketplace Discover serenity and sophistication in this meticulously designed villa nestled within the tranquil confines of an exclusive and gated Hope Island community. Occupying a prime waterfront position, the home embraces an idyllic Gold Coast lifestyle with vast entertaining and relaxing options including the potential to secure a 12M marina berth for additional \$60,000 Quietly positioned at the end of the complex, the villa welcomes you inside revealing an open plan lounge and dining room that integrate with the modern kitchen. The kitchen sparkles with a full complement of high-end extras including stainless steel appliances, stone benchtops and ample storage. Step outside onto the covered alfresco which appreciates a prized, north-facing aspect and an exquisite waterfront panorama, providing the perfect backdrop for your next party or soirée. The alfresco overlooks an easy to care for garden and has direct access to the boardwalk. And should you wish to moor your pride and joy in your very own backyard, there is an option to purchase a marina berth allowing you to set sail to the Broadwater and beyond! A staircase ascends to the upper floor where a large study awaits. Here, kids can work on their homework while parents can work from home. The master retreat is a lavish sanctuary that relishes in more of those stunning water views and is serviced by a walk-in robe and a deluxe ensuite. A further 2 bedrooms are fitted with built-in robes and share another elegant bathroom. Other notable attributes of this quality property include an internal laundry, alarm system, powder room on the lower floor, under stair storage, ducted heating/cooling and a double garage with internal access. Adding to the vast appeal of the residence is the unbeatable location, only footsteps to the Hope Island Marketplace, a thriving precinct brimming with specialty shops, a wellness centre and a flagship Woolworths and Aldi. A variety of eateries and restaurants are also nearby and the property is easily accessible to transport and the M1 taking you to the Brisbane CBD in approximately 50-minutes* and 35-minutes* to Surfers Paradise. Pet friendly, the property makes an excellent choice for investment, situated in a high growth area and with a current tenancy in place until January 2025. Alternatively, first home buyers and downsizers will find this an affordable entry into the booming Hope Island market. Whether you choose to live in or rent out this impeccably presented abode, an enviable carefree and convenient coastal lifestyle beckons. Call now to arrange an inspection today.
*approximate Mark Carew Professionals Vertullo Real Estate Hope Island - 0403 699 908 www.markcarew.com