

**2209 The Parkway, Sanctuary Cove, Qld 4212**

**Sold House**

Tuesday, 15 August 2023



2209 The Parkway, Sanctuary Cove, Qld 4212

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 3**

**Area: 918 m2**

**Type: House**



Alex Phillis

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**\$2,480,000**

Sanctuary Cove is a Gated Community - Pre registering is essential for inspection as only the first three groups registered will be able to inspect. Contact Alex and Jacob today. This has to be one of the best properties for sale right now in Sanctuary Cove! Single-level Backing onto the golf course backing onto the Pines Golf Course 16th Hole. Massive potential. Built by Master builder award winner Eric Roth, Eric has a reputation for high-quality builds and not short cutting any of the process. My Family built with Eric Roth. Sit back in the alfresco area and watch the Golfers tee off. This home has been architecturally designed with an open-plan living and dining floor plan that seamlessly blends into the sensational outdoor courtyards and entertaining area. The master bedroom has one of the best golf course views in Sanctuary Cove. This home is perfect for families of all sizes or a couple who wants the low maintenance lifestyle and the option of closing up the bedrooms as guest bedrooms for when family stay. Rarely do single-level homes within Sanctuary Cove become available, do not miss this opportunity to secure an exceptional Sanctuary Cove home in a great location within walking distance to the Golf club or a 5 min buggy ride to the marine village. Please note the last 3 images/the black render are virtual enhanced images to show what this home could look like with a facelift Premium Property Features: Single Level, on a large 918 m2 block, private from the street, Open plan kitchen with high-quality kitchen gas cooktop, two electric ovens and designer stone benchtops. miele appliances, island bench with high-quality cabinets and stone bench tops, a huge dining area, 3 outdoor courtyards, backs onto the Pines Gold Course 16th Hole, Master bedroom with a grand walk-in wardrobe, massive en-suite and golf course views, three further generous sized bedrooms, 2 car garage + buggy garage, solar power. It is currently tenanted on a month by month basis. The tenants are an awesome family who own a local business and would be great people to house sit the house until you are ready to move in Interstate buyers - Buy now and move next year. Investors - Buy now and begin obtaining rental returns immediately - Single level north facing - A great floorplan- Backs onto Pines Gold Course 16th Hole- High quality finishes throughout- Open plan living and dining- Outdoor entertaining courtyard - Heated swimming pool - Master Chef quality kitchen with stone bench tops, gas cook top, 2 x electric ovens, microwave and built in waste disposal unit- Grand Master Suite with en-suite, walk in wardrobe and golf course views- Three further generous sizes bedrooms which could also double as a study- Double car and double buggy garages - Fireplace - Full Garden Irrigation The Lifestyle: Recognised as Australia's premier secure resort: Sanctuary Cove is Australia's first fully integrated residential resort and provides the very best in lifestyle living; within 20 minutes of Surfers Paradise and 50 minutes of Brisbane and Coolangatta airports. The Intercontinental Hotel is central to Sanctuary Cove and offers extensive accommodation and facilities to further complement the Marine Village which offers a wide selection of restaurants and specialty shops. Bank, pharmacy & medical facilities are within a 5-minute buggy ride. Wet & Wild, Dream World & Seaworld theme parks are accessible. Sanctuary Cove resort is spread over 470 hectares and designed around 4 sheltered man-made harbours and offers direct access to the Gold Coasts Broadwater. The Sanctuary Cove Marina boasts in excess of 300 berths and accommodates the renowned Annual International Boat show that is due to be held next month. If you own a boat, the marina offers the best undercover and safest facilities in Australia just 5 minutes from this property. 24-hour land and water-based security assure all residents of privacy and security with all homes within Sanctuary Cove directly linked to Base Security. (which is well equipped to handle medical emergencies) Golf Courses: Sanctuary Cove boasts 2 championship courses. The Pines is the only Australian course designed by Arnold Palmer with an AGU rating of 74. Over the years it has hosted some of the world's very best golfers. Its sister course, The Palms is a shorter course that has been extensively redesigned. Both are highly rated courses and are available to member guests and Intercontinental Hotel guests. A newly refurbished recreational centre is available to members and the public. Boaters A World class facility with 303 marina berths, The marina has 24/7 security, gated marina access, 24 hour fuel Private Inspections: As Sanctuary Cove is a secure community behind gates, an inspection of the property is strictly by appointment. For more information or to arrange an inspection please contact exclusive selling agent Alex Phillis on 0411 600 300 Disclaimer: In preparing this information Phillis Real Estate has used its best endeavours to ensure that the information contained herein is true and accurate but accepts no responsibility and disclaims all liability in respect of any errors, omissions, inaccuracies, or mistakes. 3D Tour link <https://my.matterport.com/show/?m=qXNdGe7YFKC>