

**2332 Cressbrook Drive, Hope Island, Qld 4212**

**HOPE ISLAND REALTY**

**House For Sale**

Thursday, 13 June 2024

2332 Cressbrook Drive, Hope Island, Qld 4212

**Bedrooms: 4**

**Bathrooms: 5**

**Parkings: 10**

**Area: 1277 m2**

**Type: House**



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**\$6,800,000**

Situated on the prestigious Cressbrook Drive, this remarkable property is a haven for families who relish a waterfront lifestyle. This exceptional residence, perched on a private 1277m<sup>2</sup> block, boasts an impressive 53.5 meters of rare, premier waterfront - the largest expanse within the esteemed Hope Island Resort. Master built by an award-winning builder, this palatial home spans three levels of bespoke 929m<sup>2</sup> luxury living. Thoughtful design maximizes the breathtaking views of the Coomera River and the hinterland mountain range beyond, offering picturesque views from every angle. Upon entering through the grand double doors, a gleaming expanse of newly resurfaced Brazilian Cherry flooring greets you, accompanied by a striking custom-made wrought-iron staircase. This home seamlessly blends functionality with elegant design, featuring four opulent ensuited bedroom suites. Each suite boasts luxurious wool carpets, spacious walk-in robes, and stunning views. Additionally, a 10-car basement garage with a workshop, wine cellar, and large storage room adds to the convenience. The expansive ground floor encompasses multiple formal and informal open-plan living areas that include a cosy gas fireplace. You have your choice of dining areas, a spacious private study, and a quiet library/media room. A grand open-plan cherry kitchen is a dream for entertainers and a delight for chefs. It showcases two spacious pantries, exquisite cedar cabinetry with granite benchtops, and high-spec Miele appliances. Indulge in the ultimate outdoor lifestyle with an enviable entertaining area featuring a built-in BBQ and plumbed gas heater. A fully tiled infinity pool glistens invitingly, while a large 15-meter fixed pontoon awaits your sizable boat. The expansive waterfrontage has little limitation and could host the most impressive of boats. Enjoy direct bridge-free access down the Coomera River to the renowned Gold Coast Broadwater and the seaway beyond. With everything you could possibly desire right at your doorstep, this property epitomizes luxury living.

- Built by award winning master builder and finished in 2008
- 100+ squares (929m) of solid concrete construction with 2 levels of pre-stressed floors
- Huge 1270m<sup>2</sup> block with a rare 53.5m of prime water frontage
- 15 metre fixed pontoon
- Sweeping custom made wrought-iron staircase
- 21ft sweeping foyer entry ceilings
- 12ft kitchen and family room ceilings
- 10ft formal lounges and dining room ceilings
- Brazilian Cherry floors throughout
- Wool carpets to all bedrooms and upstairs landing
- Solid Cedar doors and venetian style blinds throughout
- Tinted windows throughout
- Basement parking for approx. 10 cars with epoxy sealed floor
- Basement workshop and 78sqm storage room with epoxy sealed floor
- Basement wine cellar with tiled floor
- New basement pump and battery with 50,000 litre rainwater tank underground
- 4 palatial bedrooms (total) each with deluxe ensuite bathrooms, 3 with walk in robes and one built in, all fitted with ceiling fans. All bathrooms are fully tiled with 2pac cabinetry and soft closing WC lids.
- Master Suite with spa bath, double vanity and double shower, huge walk in robe, large private veranda with bi fold doors and stunning river and mountain views
- Second "guest" bedroom with private lounge featuring sensational views to water
- Separate guest powder room downstairs
- 400 litre gas water heater system (located upstairs)
- Work from home private office
- Library or media room
- Cherry wood kitchen with granite bench tops, high spec Miele appliances includes a convection microwave, a 4 spot cook top (2 are induction), a two burner gas cook top with separate Wok burner, 2 fan ovens, 2 warming draws, a dishwasher and two walk in pantries
- Formal lounge or drawing room with gas fireplace and hearth which can heat the whole house in winter
- Wet bar with wine fridge sink, perfectly located to all living areas
- Undercover entertaining veranda with built in BBQ and plumbed gas heater
- 13.2m x 3.9m fully tiled swimming pool with infinity edge
- 2 ducted reverse cycle air conditioning systems (22 watt and 25 watt); one to service upstairs and one to service downstairs.
- 51,000 litre underground rain water tanks to service pool and gardens.
- Windows are complimented with beautiful silk sheers in most living rooms, main bedroom and second bedroom with block out backing to bedrooms.
- Reticulated Termite Management System in place.
- Secure gated community with 24hr security, fully alarmed with emergency alarms back to base
- FIRB Approved for Foreign Investment Hope Island Resort provides its residents with a wonderful lifestyle that boasts the absolute best in Queensland living. A world standard integrated residential resort, Hope Island Resort provides a five-star living environment in a safe and secure residential development. The rolling green fairways of the Links course combined with the network of wide, clear waterways set the scene for a relaxed lifestyle in a beautiful natural environment. Hop on your own golf buggy to the local shops and amenities, which include Hope Island Marina Shopping Village (Coles) and Sanctuary Cove Village (IGA). A couple of minutes down the road you will find the Hope Island Market Place (Woolworths & Aldi). Keeping on your buggy enjoy a game of golf right from your doorstep at one of three PGA – Rated golf courses in The Links Hope Island and Sanctuary Cove Palms and Pines courses. In addition to the local shops, you will find both Westfield Helensvale and Westfield Coomera shopping precincts within a 15-minute drive. Queensland rail operates from both destinations including the G-Link light rail runs adjacent to the Helensvale station.

Also found on Hope Islands doorstep are several public and private schools, some of Australia's best family theme parks, the Broadwater, and many beautiful parks. The nearby M1 highway offers easy access to both Brisbane and Coolangatta Airports (35 - 45 minutes' drive). Surfers Paradise is also a short 20-minute drive away.