

**2335 Cressbrook Drive, Hope Island, Qld 4212**

**HOPE ISLAND REALTY**

**House For Sale**

Tuesday, 30 April 2024

2335 Cressbrook Drive, Hope Island, Qld 4212

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

**Type: House**



Wendy Hickey  
0410538880



Warren Hickey  
0410538894

## CONTACT AGENT

Introducing a stunning waterfront house nestled within the prestigious enclave of Gracemere Island and the exclusive Hope Island Resort. This exquisite property offers the epitome of waterfront living, combining elegance, space, and privacy. Boasting an impressive six bedrooms, four bathrooms plus separate powder room, and lock up garage parking for up to four cars. Included in the impressive 6-bedroom count is a self-contained two-bedroom granny flat with a separate entrance, perfect for accommodating guests or extended family. Perfect for parents that might be moving in or your young adults that need their independence. As you step into this spacious family home, you will be impressed by its well thought out floorplan, with the office conveniently located near the front door and the media room separated from the main living. The open plan design seamlessly connects the spacious living, dining, and kitchen areas, providing an ideal space for entertaining friends and family. The gourmet kitchen is a chef's dream, equipped with top-of-the-line appliances, sleek cabinetry, and a large central island. Prepare culinary masterpieces while enjoying panoramic views of the serene waterways. Adjacent to the kitchen, you'll enjoy the massive butler's pantry with ample prep and storage space, and this adjoins the laundry room to ensure the convenient workings of the home. Each of the six bedrooms exudes spacious comfort, with generous proportions and elegant finishes. The master suite is a private oasis, complete with an enviable walk-in wardrobe, a lavish ensuite bathroom, and a private balcony overlooking the serene Thompson Island waterway and the Coomera River. Wake up to the gentle sound of nature along the waterfront and bask in the tranquillity of your surroundings. The outdoor area is a true haven for relaxation and entertainment. Step onto the expansive covered terrace, featuring a built-in barbecue area, where you can host memorable gatherings while enjoying the breathtaking water views. Immerse yourself in the sparkling swimming pool or unwind around the firepit, creating an idyllic resort-like experience right at home. Stroll down to the private pontoon and moor your boat, offering direct access to the waterways for endless adventures. Some of the property features for your consideration:

- Waterfront block of approximately 993m<sup>2</sup>
- Expansive private water views to Thompson Island and Coomera River
- Bridge Free access to enjoy the waterway from your 9M private pontoon
- House size 797m<sup>2</sup> architecturally design and completed in 2014
- Quiet cul-de-sac location with setback neighbours ensure privacy and peace
- Large master bedroom on the upper level with walk-in robe, generous ensuite & balcony with wide water views
- 4 bedroom 3 bathroom main residence
- 2 bedroom 1 bathroom private guest residence
- Exclusive media room for the ultimate movie theatre experience
- Seamless indoor-outdoor living, an entertainers dream home
- Dedicated executive office
- Open plan kitchen with stone bench tops, quality appliances and plenty of storage with a large Butler's pantry and adjacent laundry
- Resort style pool with flat lawn garden and firepit
- Garage for up to 4 vehicles
- Large 9m pontoon with power & water with bridge free access Broadwater
- Ducted Air-conditioning and 7kw Solar
- Located in a secure gated community with 24-hour staffed security
- FIRB approved for foreign purchase or 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.