

**2342 Cressbrook Drive, Hope Island, Qld 4212**

ivy REALTY

**House For Sale**

Monday, 6 November 2023

2342 Cressbrook Drive, Hope Island, Qld 4212

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 3**

**Area: 939 m2**

**Type: House**



Ivy Wu

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## Auction

Effortless elegance and tranquillity await with this stylish waterfront entertainer. Nestled in the coveted Gracemere Estate and set against a backdrop of Coomera River and lush bushland views, it promises two levels of sophistication and serenity. Impeccably presented and light-filled, an abundant use of glass ensures an ever-present connection to the outdoors. Quality finishes and soothing neutral interiors are the perfect complement, as showcased in the contemporary kitchen and multiple living and dining zones. With a formal lounge, a dedicated media room and open plan living and dining area that flows freely outdoors, you'll be spoilt for choice where to relax or host guests. Alternatively, an expansive all-weather alfresco entertaining terrace with integrated BBQ amenities is perfect for small or large-scale celebrations. Subtle luxury continues across the four bedrooms, highlighted by a spacious master suite framed by lush bushland and water views. A spa ensuite, walk-in robe and access to a riverfront balcony are enticing extras, with the three remaining bedrooms also boasting elegant ensuites. Additional features include a study, powder room and triple garage, while outdoors, keep fit with a supersized lap pool or soak up the sunshine from the waterfront deck, overlooking 18.5m of river frontage. A pontoon beckons too, providing bridge-free access to the Broadwater and ocean. Occupying a substantial 939m<sup>2</sup> block in a secure estate, residents benefit from 24/7 security plus a golf buggy lifestyle that gives them easy access to the Sanctuary Cove Country Club, the 5-star Intercontinental Resort and three championship golf courses. You're also central to a world-class marina where specialty stores, restaurants and cafes line the water's edge plus exceptional schools and shopping precincts are within easy reach. Don't miss your chance to secure a prestigious lifestyle, property and location – arrange your inspection today.

**Property Specifications:**

- Effortlessly elegant double-storey entertainer boasting Coomera River and bushland views
- 939m<sup>2</sup> block with 18.5m water frontage, situated in the gated and prestigious Gracemere Estate
- Impeccably presented and light-filled, showcasing quality finishes and soothing neutral interiors
- Contemporary kitchen with premium appliances
- Open plan living and dining zone flows freely outdoors
- Formal lounge plus a media room with projector
- Spacious and sophisticated master suite featuring a picture window framing lush bushland and water views, walk-in robe, spa ensuite and balcony access
- Three additional bedrooms with walk-in robes and elegant ensuites
- Study and powder room
- Expansive, all-weather alfresco entertaining terrace with integrated BBQ amenities
- Supersized lap pool with tranquil water feature
- Outdoor decking overlooking the waterways and bushland reserve
- Easy-care gardens
- Pontoon, providing bridge free access to the Broadwater and ocean
- Triple garage
- Peaceful cul-de-sac, with 24/7 security
- Easy access to three championship golf courses
- Close to exceptional schools, Hope Island Shopping Centre and Hope Island Marketplace
- FIRB approved resort and available for foreign investment.

This home is one of a kind, for more information or to secure your own piece of paradise, please contact Ivy Wu or Isaac Kim now on 0433 103 586 / 0433 268 046!

**Disclaimer:** \* = Approx. The above information has not been verified. We advise you to confirm the accuracy of details before entering a contract. Ivy Realty. and its employees cannot be held responsible for any inaccurate details supplied here. Buyer/s must do their own due diligence regarding drawings, floor plans, council approval and measurements etc. these have not been verified by Ivy Realty.