

2546 Gracemere Circuit West, Hope Island, Qld 4212 **RayWhite**

House For Sale

Thursday, 18 January 2024

2546 Gracemere Circuit West, Hope Island, Qld 4212

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 666 m2

Type: House



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Offers Over \$1,895,000

Discover the epitome of luxury living in this modern family home, nestled within the prestigious gated enclave of Hope Island Resort. Boasting an exclusive location overlooking Gracemere Park on Gracemere Island, this residence offers a serene oasis for your family to call home. 4 Bedrooms + Home Office | 3 Bathrooms | Double Garage with Buggy Space

Upstairs there is an oversized Master Bedroom with ensuite and walk-in robe, complemented by two additional bedrooms with built-ins and a versatile multi-purpose room. Downstairs, a private bedroom with bathroom provides flexibility, while a separate home office with built-in cabinetry caters to your professional needs. Modern Kitchen & Roof Covered Alfresco Area lead out onto the pool area overlooking the Park. The heart of this home is the modern kitchen complete with stainless steel appliances, seamlessly flowing out into the generous roofed outdoor entertaining area. Imagine hosting gatherings with a built-in kitchen, overlooking the inviting swimming pool and Gracemere Island Park.

Features:

- Separate media/living room
- 6.5kw solar panels for energy efficiency
- Vacuum maid for easy cleaning
- Air conditioning for comfort
- Pet-friendly environment
- Low body corporate fees
- Low maintenance gardens with 24/7 security at Hope Island Resort
- The buggy lifestyle
- Hope Island Resort - A World of Luxury Awaits:
- FIRB approved for non-residents
- Privacy and 24-hour security in a gated community
- Access to top-class boat marina, half-size Olympic pool, tennis courts, and renowned Golf Courses
- Golf buggy-friendly community with pathways to resort facilities and shops

Perfectly Positioned for Lifestyle:

- FIRB exemptions for international buyers within the resort boundary
- Proximity to world-class amenities, global cuisines, luxury stores, and top Australian theme parks
- Easy access to M1
- 25 minutes to Gold Coast beaches
- 40 minutes to Coolangatta airport
- 45 minutes to Brisbane CBD, domestic, and international airports

Contact Lorraine Drysdale on 0404 346 625 or Sally Overton on 0426 467 209 to arrange an inspection or for more information.

Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.