

**26 Crescent Avenue, Hope Island, Qld 4212**

**Professionals**

**House For Sale**

Thursday, 11 April 2024

26 Crescent Avenue, Hope Island, Qld 4212

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 989 m2**

**Type: House**



Mark Carew

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## Auction

Auction On Site - Saturday 4th May at 10:30am • Queenslander-style residence on a large 989m<sup>2</sup>\* block with pool! • Wraparound verandah & covered entertainer's deck • 3 bedrooms, 2 bathrooms, master with ensuite & WIR • Ideal starter or investment with development potential! No body corporate! • Footsteps to waterfront parklands, playgrounds & boat ramp

Bursting with character, this picture perfect home is ideally located in a waterside enclave of Hope Island. Appealing to families and investors, the property occupies a massive 989m<sup>2</sup>\* block. This is an ultra-rare opportunity to secure a slice of Hope Island real estate with development potential. Lined with tropical landscaped gardens and framed by a white picket fence, you'll instantly feel relaxed from the moment you arrive. Synonymous with Queenslander living, a sunny, wraparound front porch welcomes you to the home, providing you with a tranquil place to unwind with a cuppa or push the kids on the swing in the breeze. Once inside, a functional, single level layout reveals itself featuring a defined lounge and dining room. Resting in the heart of the home is the kitchen which has been updated to include gas cooking, a dishwasher and a huge corner pantry. Glass sliders integrate with the enormous covered back deck which appreciates a view of the sparkling inground pool. This area is an entertainer's dream and is where you'll spend most of your summer, catching up with family and friends by the pool. For your privacy, the master retreat is positioned away from the remaining bedrooms and is serviced by an ensuite and a large walk-in robe. A further two bedrooms are both fitted with built-in robes and share a family bathroom with a separate toilet and wash basin for your convenience. Other desirable inclusions of this well-presented home include timber floors, multiple air-conditioning units throughout, ceiling fans and an internal laundry. Living so close to the water for boating and 3 PGA rated Golf Courses, you have all the space you need to store the toys in the 2-bay powered shed including workshop with additional onsite parking for the boat, jetski, caravan, motorhome, golf buggy or large trailers. Storage is plentiful, there is a full size attic fitted with fold down stairs and also the entire house underneath. The residence is an affordable entry into the booming Hope Island market and is not subjected to body corporate fees helping you to reduce the cost of living. A lucrative investment with high returns, the property also has development zoning offering the potential to build a duplex site if desired (STCA). Living here is effortless with sprawling waterfront parklands, esplanade walking trails and the local boat ramp just footsteps from your door. The Hope Island Marketplace is a casual stroll or quick drive away and is an upmarket hub featuring a flagship Woolworths and Aldi, boutique beauty and health services, specialty outlets and a choice of eateries. Easily accessible to the highway, connect to Brisbane City in 50-minutes\* or Surfers Paradise in 35-minutes\* with public transport options also available. Whether you choose to live in, invest or develop, this all-rounder property won't last on the market for long thanks to its scale, location and endless opportunities! Call now to arrange an inspection today. \*approximate

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