

# 2614 The Address, Sanctuary Cove, Qld 4212

## Sold Villa

Wednesday, 13 September 2023



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Bedrooms: 3

Bathrooms: 3

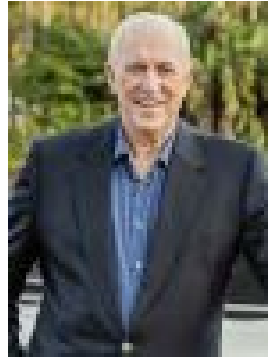
Parkings: 2

Area: 254 m2

Type: Villa



Alex Phillis  
0730690038



Brian Phillis  
0411600100

**\$1,355,000**

Welcome to 2614 The Address. A stunning sanctuary nestled within the exclusive Sanctuary Cove Community. Available right now to move in September Nowhere else in Australia and within a gated community will you find such a luxurious property in this price range and lifestyle with gated 24-hour security. The north west aspect, high ceilings and clever design are accentuated by the open-plan living and dining areas which open out onto a dual all-weather alfresco entertaining area.

5 THINGS WE LOVE ABOUT THIS PROPERTY:

1. This block is one of the largest in The Address at 578m<sup>2</sup> and offers space and privacy that most properties in this estate can't equal. Most are only 532m<sup>2</sup>.
2. Open plan living on the ground floor with private and beautiful views across the lake.
3. All bedrooms are upstairs and all bedrooms have expansive views.
4. Excessive land that can be used as an outdoor living area and a huge lawned area down to the lakefront.
5. The Price! Here are more reasons to like this property:

- \* Architecturally designed lakefront duplex in prestigious Sanctuary Cove\* 578m<sup>2</sup> block; one of the largest lakefront duplex blocks within The Address' precinct\*
- \* 3 good-sized bedrooms and 2 bathrooms (master with ensuite and walk-in robe)\*
- \* North-west entertaining and master balcony overlooking the lake and mountains beyond\*
- \* Open plan living and dining opening out onto an all-weather entertaining area\*
- \* Large side courtyard provides even more outdoor entertaining\*
- \* Modern gourmet gas kitchen with high-spec Miele appliances and stone benchtops\*
- \* Generous walk-in pantry and laundry offer that much sought-after storage space\*
- \* Beautiful porcelain tiles and luxurious toning carpets can be found throughout the property\*
- \* Ducted reverse cycle air conditioning\*
- \* DLUG plus adjacent gated covered buggy space (you will love the buggy lifestyle)\*
- \* Manicured lawned garden to both the front and rear\*
- \* Good sized driveway can accommodate additional 2 cars where required\*
- \* Private gated community with 24 hour security\*
- \* Close to Sanctuary Cove, 3 International Golf Courses, Marina Shopping Village and more\*
- \* FIRB Approved for foreign investment

The Address has a "no cars parked on the street at night policy" and there is generous garaging for 2 cars within the lock-up garage. For 2614, there is also ample room to park another 2 cars on the driveway, plus even more land for more parking. The Address has been approved for more off-street parking and one of the new car parks is opposite this property. Sanctuary Cove provides its residents with a wonderful lifestyle that can be had only if you share in its secret and purchase here. Where else can you take a tour of your vast estate by buggy, drive to the Marine Village, which is the central meeting point and has access to high-quality restaurants and coffee shops, plus many other clothing and general merchandise shops. Enjoy a game of golf at either the Palms or what is described as the best course in Australia, the Pines Private Golf Course which by the way is on your doorstep with a prestigious golf club providing services to make life just so easy. Surrounded by amenities and shops, restaurants and those necessary health shops that make this area. In today's Australia, where youth crime is rampant, you can rest assured that the Sanctuary Cove Security Team will allow you to live without any security concerns. We all sleep well knowing that we are secure. Being a secure gated community, it is very difficult for unwanted people to enter the estate. If they do, the CCV cameras and the security team are right onto it. If in the event that you or any guests have a major health emergency, the Sanctuary Cove Security Team has a 2-minute attendance policy and the medics are fully trained. (I had a need to use this service recently and it was an amazing efficient experience)

The Lifestyle: Recognised as Australia's premier secure resort: Sanctuary Cove is Australia's first fully integrated residential resort and provides the very best in lifestyle living; within 20 minutes of Surfers Paradise and 50 minutes of Brisbane and Coolangatta airports. The Intercontinental Hotel is central to Sanctuary Cove and offers extensive accommodations and facilities to further complement the Marine Village which offers a wide selection of restaurants and specialty shops. Bank, pharmacy & medical facilities are within a 5-minute buggy ride. Wet & Wild, Dream World & Seaworld theme parks are accessible. Sanctuary Cove resort is spread over 470 hectares and designed around 4 sheltered man-made harbours and offers direct access to the Gold Coasts Broadwater. The Sanctuary Cove Marina boasts in excess of 300 berths and accommodates the renowned Annual International Boat Show that is due to be held annually. If you own a boat, the marina offers the best undercover and safest facilities in Australia just 5 minutes from this property.

Golf Courses: Sanctuary Cove boasts 2 championship courses. The Pines is the only Australian course designed by Arnold Palmer with an AGU rating of 74. Over the years it has hosted some of the world's very best golfers. Its sister course, The Palms is a shorter course that has been extensively redesigned. Both are highly rated courses and are available to member guests and Intercontinental Hotel guests. A newly refurbished recreational centre is available to members and the public.

Boaters A world-class facility with 303 marina berths, the marina has 24/7 security, gated marina access, 24-hour fuel

Private Inspections: As Sanctuary Cove is a secure community behind gates, your inspection of the property can only be organised by appointment. For more information or to arrange an inspection please contact Brian Phillis on

0411600100, or Alex Phillis on 0411600300. Disclaimer: In preparing this information Phillis Real Estate has used its best endeavours to ensure that the information contained herein is true and accurate but accepts no responsibility and disclaims all liability in respect of any errors, omissions, inaccuracies, or mistakes.