

**3080 Forest Hills Drive, Sanctuary Cove, Qld 4212**



**House For Sale**

Friday, 19 January 2024

3080 Forest Hills Drive, Sanctuary Cove, Qld 4212

**Bedrooms: 4**

**Bathrooms: 4**

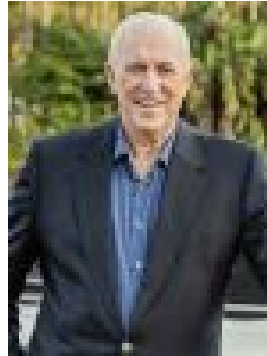
**Parkings: 2**

**Area: 928 m2**

**Type: House**



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0411600100

## 2.595 Million + by Feb 5th

A modern single-level home designed for entertaining! the designer of this home did a superb job making use of the large 900 m2 fan-shaped block with a master retreat and a kid's or guest wing The builder of this house was G.J. Gardner and completed in April 2022 meaning 5 years of builders warranty. G.J. is a very reliable and excellent builder. G.J. Gardner custom-built this home to the owner's specifications with consideration to maximize the placement of the house on this land.If you live out of town we can offer facetime video tours Here are 5 things that we like about this home:1. This is a single-level home with high ceilings on an elevated block2. The separate owners retreat overlooking the pool and undercover entertaining area3. The block is sited east-west with the backyard facing west and therefore the pool area captures the maximum sunlight at all times, but especially in the winter.4. The undercover outdoor area adjacent to the pool, shelters people from the sun in the midst of summer.5. The 4.2 metre high ceilings in the main living area.They say that a photo is like 1000 words. So, we have provided some amazing photos for any potential buyers to view and ascertain if this is the house they can see themselves living in.As specialised local agents, we can state that this single-level property is the best value for money that can be purchased in Sanctuary Cove and we know!QUALITY is evident everywhere from the build quality to the quality of the fittings and even how the house is sited to maximise the sun and warmth in the winter and provide shade in the summer.List of Inclusions:- 4.2 metres high ceilings in the living area- 2.7 meters throughout for the rest of the ceiling height- 3 Phase Solar on Roof approx 40 panels on the roof offering a huge reduction on electricity bills- Zoned air-conditioned heating/cooling of 5 areas- Steel frame/solid brick house- 5.5 years of builders warranty still remaining- 2 hot water units gas- SMEG appliances- Stone benchtops throughout in all ensuite bathrooms and main also kitchen and laundry- Floor to wall tiles in all bathrooms- Polish concrete flooring in living area- Irrigation system front and back- Back to base SC Security system- More storage on the side. Width 3.6 with double gates- 6 x 4 Saltwater L. & V. Prestige Swimming Pool- Quality carpets throughout- Quality Gas connection point for outdoor undercover cooking- Hot/cold water for outdoor sink- 2 undercover secure car parks in the garage- Buggy garage adjacent to garage. FYI: From our experience, the Sanctuary Cove market has proven very resilient to the price falls across other suburbs and that is because more people from southern states like NSW and VIC even WA are choosing to move to Sanctuary Cove because it is a gated community and has amazing two golf courses. With a high demand for properties and limited properties for sale, prices are stable and rising, which protects your investment and lifestyle.Please view the Sanctuary Cove Video.Call Brian on 0411600100 or Alex Phillis on 0411600300 to book a private viewing. Sanctuary Cove is a secure gated estate and inspections can only happen by appointment only.Excellent Security is why anyone who lives here.Sanctuary Cove offers the very best in resort lifestyle living with two world-class championships and an Intercontinental hotel on your doorstep. Just a short 20-minute drive to the heart of Surfers Paradise and only 45 mins to either Brisbane or Coolangatta airports. The Sanctuary Cove Marina Village boasts a wide selection of restaurants and speciality shops, medical facilities and all local amenities. No need to even use your car with the Golf Buggy tracks servicing not only Sanctuary Cove but the adjacent Hope Island Resort and Shopping Village. Foreign Investors are pre-approved with FIRB to purchase within the Resort.THE LIFESTYLERecognised as Queensland's premier resort: Sanctuary Cove is Australia's first fully integrated residential resort and provides the very best in lifestyle living; within 20 minutes of Surfer's Paradise and 45 minutes of Brisbane and their respective airports. The Intercontinental Hotel is central to Sanctuary Cove and offers extensive accommodations and facilities to further compliment 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 Coast's Broadwater. The Sanctuary Cove Marina boasts in excess of 300 berths and accommodates the Annual International Boat show. 24-hour land and water security assure all residents of privacy and security with all homes within Sanctuary Cove directly linked to Base Security; which are well equipped to handle medical emergencies.GOLF COURSESSanctuary 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 available to member guests and Intercontinental Hotel guests. All members & their guests enjoy the benefits of a stunning new clubhouse which overlooks the 18th hole of The PinesSanctuary Cove has FIRB approval.If you are overseas, we can organise a Facetime inspection of the house and a drive-through of 'The Cove', so that you can see for yourself why you will want to live here forever!Call Brian on

0411600100 or Alex Phillis on 0411600300 to book a private viewing. PLEASE NOTE:Sanctuary Cove is a secure gated estate and inspections can only be by appointment only which is why anyone who lives here mentions the security aspect.Disclaimer: In preparing this information we have used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.