

**39/3 Marina Crescent, Hollywell, Qld 4216**

**Sold Townhouse**

Thursday, 22 February 2024

**Professionals**

39/3 Marina Crescent, Hollywell, Qld 4216

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 208 m2**

**Type: Townhouse**



Steve Taber  
0755014044



Tressa Lindenberg  
0755014000

**\$1,300,000**

Auction On Site - Saturday 6th April at 11:00am Perched literally on the water's edge, this beautiful townhouse boasts an awesome combination of spacious proportions, spectacular Broadwater views with a perfect Northerly aspect and a private 40ft\* marina berth, which all combine to offer its fortunate new owner a truly idyllic waterside lifestyle. After being loved and meticulously maintained by its proud owner over the past 22 years, the time has come for a change in requirements and there is now an outstanding opportunity for someone else to have the pleasure of enjoying this low-maintenance waterfront villa and enviable resort-style lifestyle. The 'Port Merion' complex is positioned at the end of a quiet cul-de-sac and on a unique peninsula of land, surrounded by water on three sides and the Southport Yacht Club sailing clubhouse on the other side • Absolutely irreplaceable location boasting a perfect northerly aspect and uninterrupted views up the Broadwater towards Ephraim and Stradbroke Islands • Air-conditioned, waterside living areas with expansive water views • Separate, fully tiled area ideal for casual living/eating • Large, centrally located kitchen with plenty of cupboards, views and easy access to all areas for easy everyday living and hassle-free entertaining • Enormous master bedroom (air-conditioned) featuring a walk-in robe, large ensuite with double vanity and corner bath and stunning views • Separated downstairs room which is serviced by an adjacent shower and powder room, making it perfect for either a home office or a downstairs bedroom to live on one level if required • Prime 'blow-on' marina berth for a 40ft\* boat, boasting immediate access to the pristine Broadwater and beyond • Amazing storage options including multiple built-in robes, linen cupboard, under-stairs storage plus an upstairs walk-in storage room • Fresh paint and carpet throughout • Secure basement parking for 2 vehicles • Immaculately maintained and well-managed complex with waterside pool area, private sheltered marina, residents' BBQ areas and a flood-lit tennis court • Convenient lifestyle location close to major air-conditioned shopping centre, schools and trendy Paradise Point cafe precinct • Vacant and ready for immediate possession • Sought-after residential-only complex with no holiday letting • Pet-friendly • Body corporate fees approx. \$183 per week (net) • Council rates approx. \$1,956 per year Call Steve or Tressa now to ensure that you don't miss out on this incredibly unique opportunity to secure your very own, true piece of paradise.

\*approximate