

5/2 Marina Promenade (Marina Homes), Paradise Point, Qld 4216



Villa For Sale

Friday, 5 January 2024

5/2 Marina Promenade (Marina Homes), Paradise Point, Qld 4216

Bedrooms: 3

Bathrooms: 4

Parkings: 2

Type: Villa



Emma Grant
0755013700



Zara Harmer
0755013700

Auction

The sellers are highly motivated and are requesting all offers to be presented prior to the auction for immediate consideration. Auction Date: 29-01-2024, 5:00pm Auction Location: Ray White Sovereign Islands, 1 The Sovereign Mile, Paradise Point This near-new development is a true marvel, constructed with concrete and steel. Only ten units could fit on this site, making it an exclusive and coveted opportunity. No expense was spared in creating a luxurious and unique environment, with high-quality fittings and Carrara Marble benchtops. Spanning across four levels and measuring 426m², this property offers ample space and privacy. A private elevator takes you from the basement to the top level, where you'll find two car spaces and multiple living areas on the 1st and 3rd levels. Each level boasts balconies with breathtaking panoramic views. As you step into the reception area, you'll be greeted by a striking feature hardwood staircase that sets the stage for the grandeur of the open-plan living, dining, and kitchen area. The use of high-quality 1200 x 600mm floor tiles adds to the overall elegance. Features Include:- A grand entrance with an oversized timber front door and a stunning hardwood staircase- A modern, open-plan kitchen, lounge, and dining area with high-quality floor tiles- 3-meter stud height, adding to the spaciousness of the home- Guest powder room and laundry- Private balcony with sliding doors and breathtaking views of the Coomera River and Salacia Waters Marina- Access to the Broadwalk via stairs and a lockable gate- Integrated Fisher and Paykel fridge/freezer- Dishwasher- Zip (filtered) instant hot water- Chilled and sparkling water- Miele Oven, microwave, and 900mm induction cooktop- "Book-matched" Carrara Marble- Butler's pantry with sink and extra cupboard/preparation space- Oversized bedroom with separate his and her walk-in robes- Wardrobes complete with full-length mirrors and built-in drawers, including custom jewelry drawers- Stunning views of the Coomera River- Lavish ensuite with dual vanities and separate shower- Deep soaker bath by the window for enjoying the river vista- Two additional rooms with ensuites and balconies- Views of the Salacia Water resort pool and gardens- Study opposite the elevator, behind sliding doors- Self contained top floor, Designed as an entertainer's sanctuary but can be used for various purposes- Includes Vintec Wine and Beer fridges, Miele microwave, dishwasher, and sink- Full bathroom suite- Seamless indoor/outdoor flow to the oversized private riverside balcony with stunning views up and down the river- Second balcony on the eastern side with views towards Surfer Paradise and Mt Warning in NSW- Suitable for a small group or a large gathering with extensive cupboards and shelving- Marina Berths available for purchase- Coffee shops and restaurants within 100 meters- Paradise Point Shopping Village within walking distance or a 1-minute drive- Ducted air-conditioning with individual zoning for each level- Disability/impaired movement-friendly Italian-made lift- Energy-efficient LED lighting- 250/300 meters to the dog-friendly, off-leash beach SALACIA WATERS RESORT-STYLE FACILITIES AVAILABLE FOR USE:- Residence Club and function room- 12-seat theater- Well-appointed gymnasium- Sauna- Two pools and spa- BBQ area and function room- Security surveillance To truly appreciate all the incredible features this exquisite home has to offer, you must see it for yourself. Call Emma today at 0403836523 to arrange a viewing. Disclaimer: We have in preparing this information 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 vendors, purchasers & tenants should make their own enquiries to verify the information contain