

**50 Grant Avenue, Hope Island, Qld 4212**

**HOPE ISLAND REALTY**

**Sold House**

Thursday, 14 March 2024

50 Grant Avenue, Hope Island, Qld 4212

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,300,000**

What a great opportunity to secure this three bedroom plus study, single level family home located on North Point Island in the highly sought after and prestigious suburb of Hope Island. Surrounded by new and established quality homes, the water ways of the Gold Coast and a short drive to the Hope Island Marketplace, this property would suit a family, professional couple, or an astute investor. Complimented by a well-appointed kitchen with stone bench tops, huge island bench, modern European appliances, plenty of cupboard space and generous walk-in butlers pantry, the kitchen is the centrepiece of the home. And with an oversized under cover alfresco/ BBQ area, this is an ideal home for those who love to entertain.

- North facing single level contemporary family home
- Three good sized bedrooms, 2 bathrooms, powder room and a separate study
- Master bedroom with ensuite, double vanity, twin shower, separate WC and his and her walk-in robes
- Open plan kitchen with WIP, includes European appliances, induction cook top, insinkerator and stone bench tops throughout
- Two additional well sized bedrooms complete with built-in robes are located within their own wing
- Family bathroom with double vanity, bath and shower
- Separate powder room and vanity
- Large open plan living and dining areas off the kitchen lead outside to the alfresco
- Generous north facing covered alfresco and BBQ area with blinds
- Spacious laundry with walk-in linen cupboard
- Wooden deck under shade sails leads to the low maintenance garden and private gate giving you quick access to the canal and boardwalk
- Large double lock up garage with side access to the garden
- Ducted reverse cycle and zoned AC including AC to the garage if needed
- Ceiling fans throughout and insect screens
- 8.5kw Solar System
- Security system and cameras
- Town gas hot water

• Both ceilings and external walls are insulated.

- Low Body Corporate fees
- Potential to rent or own a private mooring giving you direct bridge free ocean access

The property is located only minutes to the local shops and amenities which include Hope Island Marketplace (Woolworths & Aldi), Hope Island Marina Shopping Village (Coles) and Sanctuary Cove Village (IGA). In addition to the local shops, you will find both Westfield Helensvale and Westfield Coomera shopping precincts within a 15-minute drive. Queensland rail operates from both destinations including the Gold Coast tram which runs adjacent to the Helensvale station. Also found on Hope Islands doorstep are several public and private schools, some of Australia's best family theme parks, the Broadwater and many beautiful parks. Hope Island also offers the avid golfer a selection of three PGA – Rated golf courses in The Links Hope Island and Sanctuary Cove Palms and Pines courses. The nearby M1 highway offers easy access to both Brisbane and Coolangatta Airports (35 - 45 minutes' drive). Surfers Paradise is also a short 20-minute drive away.