

615/64 Sickle Avenue, Hope Island, Qld 4212

— **Coastal**

Unit For Sale

Thursday, 18 January 2024

615/64 Sickle Avenue, Hope Island, Qld 4212

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 141 m2

Type: Unit



James Hurley
0466328408

Price Guide \$635K to \$665K

615/64 Sickle Avenue, Hope Island Open House Guide Building 6 is located on the first right as you enter 66 Sickle Avenue 'Harbour Side' Follow the road all the way to the end, Building 6 is the very last one on the left. Hope Island is a distinguished lifestyle suburb and home to this residence, nestled in the Harbour Side Marina Apartments. This ground floor abode presents an expansive 2-bedroom, 2-bathroom configuration, large outdoor entertaining area, complemented by secure basement parking for two vehicles. Key Features: • Air-conditioning throughout the residence • Substantial floor area of approximately 141m², offering an abundance of internal and outdoor space • Open-plan layout, with a front enclosed courtyard and a large back deck, patio and garden • Fully equipped kitchen, including a dishwasher, gas and electric appliances including microwave, mocha stone bench tops, tiled floors and generous storage throughout • Large living and dining areas flowing onto large back deck, patio and garden • Spacious bedrooms with built-in wardrobes • Spacious yard delivering panoramic views of a park, extending towards the pool and common BBQ area • Enjoy the amenities of the complex, including two swimming pools, a function room, and a 12-seat cinema • Additional facilities comprise a gymnasium, four BBQ areas, and a children's playground • Pet-friendly accommodation, welcoming up to two pets weighing up to 10kg each Lifestyle and Convenience Highlights: • Direct access to the Coomera River and Broadwater from the full-facility marina, Hope Harbour • A trio of world-class golf courses within a short drive of the residence • Proximity to Hope Island Marketplace, Hope Island Shopping Centre, major supermarkets, restaurants, and bars Only a brief 10-minute drive to boutique cafes, dining options, and seaside parklands along Paradise Point Esplanade. Property Particulars: • Currently leased at \$600 per week • Lease expiry: 13/12/2023 • Lease will go periodic and rent will increase to \$650 per week • Year of construction: 2008 • Block size: 141m² • Body Corporate fees: Approximately \$120.46 per week (pay on time rate) • Council Rates: Approximately \$1,018 per 6 months • Water Rates: Approximately \$371 per 3 months • Minimum 60 day settlement 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 purchasers should make their own enquiries to verify the information contained herein. Property ID 28