

623/3-5 Pendraat Parade, Hope Island, Qld 4212

— **Realty** Coastal

Apartment For Sale

Wednesday, 12 June 2024

623/3-5 Pendraat Parade, Hope Island, Qld 4212

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Guy Powell

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Offers Over \$889,000

Presenting in immaculate condition and offering over 191sqm of living, this 3-bedroom, 2-bathroom apartment presents a rare opportunity to secure an exclusive lifestyle residence within the highly sought-after 'Ilanah Aqua' complex. Solid in construction with an idealistic location next to the stunning infinity pool, whether you're seeking a low maintenance yet luxurious lock-and-leave residence or a contemporary apartment that's made for entertaining, this property is designed to complement the desire for an unrivalled lifestyle. The functional floor plan is designed with relaxed easy living in mind. Central kitchen with stone bench tops, gas cooktop, Miele appliances and an abundance of storage. Spacious open plan living and dining areas flow to the East facing covered terrace equipped with roller blind, offering seamless indoor/outdoor flow and providing the perfect place to entertain all year round. This apartment also benefits from an additional living space which is multi-functional, a great office space, kids room, formal dining or second living area. Oversized master suite with fitted walk-through robe, stylish ensuite and private access to the balcony. Two generously sized bedrooms both with built-in robes. Second bedroom also with balcony access and large third bedroom filled with natural light. Luxurious family bathroom with floor to ceiling tiles and freestanding bathtub. Separate internal laundry with plenty of storage options throughout. Enjoy a lifestyle like no other, surrounded by some of Australia's finest golf courses. Situated in the heart of Hope Island and only minutes to every convenience, walking distance to Hope Island Marketplace. Only a short drive to Westfield Shopping Centre, 2 train stations, M1 Pacific Motorway, Sanctuary Cove, Hope Island Shopping Centre, multiple private and public schools, cafes, restaurants, Marina precinct, golf courses and medical facilities. Located within the desirable Ilanah Aqua complex that offers a high level of privacy and security with resort style facilities. Simply pack your bags and indulge in the enviable lifestyle enjoyed by its many long-term residents.

Property Features:

- 3-bedroom, 2-bathroom luxurious apartment
- 2 secure side by side carpark in basement
- Central kitchen with stone bench tops, Miele appliances, gas stove and plenty of storage
- Spacious open plan living and dining spaces
- Large East facing covered terrace with roller blind addition
- Additional open living space, perfect for a home office, formal dining, kids room or second living room
- Oversized master suite with walk-through robe, double vanity ensuite and private access to the balcony
- Two generously sized bedrooms both with built-in robes, second bedroom with balcony access
- Family bathroom with freestanding bathtub
- Substantial laundry with ample storage
- Reverse cycle ducted air conditioning
- Lift access from basement
- Secure gated estate with intercom access
- Resort style facilities; infinity swimming pool, gymnasium, library, BBQ entertaining area
- Pet friendly complex
- Surrounded by lush, manicured gardens

Property Specifics:

- Council Rates: \$919.96* per half year
- Water Rates: \$446.33* per quarter
- Body Corporate: \$178.06* per week
- Rental Appraisal: \$850* per week*

Approx. 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.