

# 6257 Broken Hills Drive, Sanctuary Cove, Qld 4212



## House For Sale

Saturday, 11 November 2023

6257 Broken Hills Drive, Sanctuary Cove, Qld 4212

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1975 m2

Type: House



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## \$2.3 - \$2.5 Million

Discover an idyllic family retreat in this exquisite four-bedroom tropical oasis nestled within the prestigious Sanctuary Cove community. Surrounded by nature, this generously proportioned residence is positioned on a sprawling 1,975m<sup>2</sup> elevated allotment, offering unrivalled privacy and tranquility. Upon entry, be captivated by the beautifully manicured gardens and picturesque landscaping that envelope this elegant abode. Designed with family living and entertaining in mind, the property boasts a seamless integration of indoor and outdoor spaces. The open-plan kitchen, living, and dining area flows effortlessly to a stunning alfresco BBQ area, perfect for hosting family and friends while overlooking the impressive in-ground pool. Featuring a separate media room, this home caters to families seeking additional space for relaxation or entertainment. The upper level hosts two expansive bedrooms, including an oversized master suite with his and her wardrobes, a renovated ensuite with a spa bath, and a private balcony. Two additional bedrooms are downstairs including one with an ensuite - perfect for guests or grown up children. Notable features include a marble benchtop kitchen with a butler's pantry, ample indoor and outdoor entertaining spaces, a double garage, and a ducted vacuum system throughout the home. Experience the epitome of refined family living in this immaculately presented Sanctuary Cove haven.

**Premium Property Features:-** Set on a large 1,975sqm allotment - Grand Master Suite with his and her wardrobes, a renovated ensuite with a spa bath and a private balcony- Three additional oversized bedrooms and a study- Open plan living and dining with an exceptional kitchen with a butlers pantry and stone benchtops - Exceptionally maintained outdoor entertaining area and inground pool- Beautifully manicured gardens - Double Car Garage- Ducted Vacuum Throughout- Ducted Airconditioning - Currently tenanted for \$1700 PW until 15/1/2024 - Amazing tenants

**The Lifestyle:** Recognised as Australia's premier secure resort: Sanctuary Cove is Australia's first fully integrated residential resort and provides the very best in lifestyle living; within 20 minutes of Surfers Paradise and 50 minutes of Brisbane and Coolangatta airports. The Intercontinental Hotel is central to Sanctuary Cove and offers extensive accommodation and facilities to further complement the Marine Village which offers a wide selection of restaurants and specialty shops. Bank, pharmacy & medical facilities are within a 5-minute buggy ride. Wet & Wild, Dream World & Seaworld theme parks are accessible. Sanctuary Cove resort is spread over 470 hectares and designed around 4 sheltered man-made harbours and offers direct access to the Gold Coasts Broadwater. The Sanctuary Cove Marina boasts in excess of 300 berths and accommodates the renowned Annual International Boat show. If you own a boat, the marina offers the best undercover and safest facilities in Australia just 5 minutes from this property. 24-hour land and water-based security assure all residents of privacy and security with all homes within Sanctuary Cove directly linked to Base Security. (which is well equipped to handle medical emergencies)

**Golf Courses:** Sanctuary Cove boasts 2 championship courses. The Pines is the only Australian course designed by Arnold Palmer with an AGU rating of 74. Over the years it has hosted some of the world's very best golfers. Its sister course, The Palms is a shorter course that has been extensively redesigned. Both are highly rated courses and are available to member guests and Intercontinental Hotel guests. All members & their guests enjoy the benefits of a stunning new clubhouse that overlooks the 18th hole of The Pines. A newly refurbished recreational centre is available to members and the public.

**Private Inspections:** As Sanctuary Cove is a secure community behind gates, an inspection of the property is strictly by appointment. Sanctuary Cove is a FIRB-approved secure estate, meaning overseas buyers can purchase with none of the normal restrictions. Contact Alex Phillis on 0411 600 300 or Jacob Lanning on 0430 348 401 from Phillis Real Estate today for more information or to arrange an inspection.

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