

6263 Broken Hills Drive, Sanctuary Cove, Qld 4212



House For Sale

Saturday, 24 February 2024

6263 Broken Hills Drive, Sanctuary Cove, Qld 4212

Bedrooms: 4

Bathrooms: 4

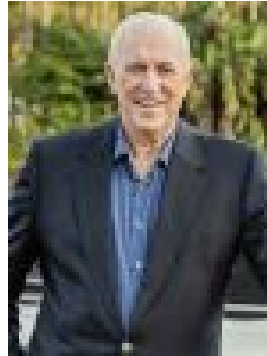
Parkings: 6

Area: 1477 m2

Type: House



Alex Phillis
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Brian Phillis
0411600100

Offers Over \$2.49 Million

Elevated family home, north-facing alfresco, massive price adjustment 11th April. Sellers moving Offers over \$2.49 Million Sanctuary Cove is a gated community, please pre-register for the Saturday open home with Alex or Brian Phillis for gate access. Great family-friendly properties like this one are in demand by interstate and overseas buyers moving to this secure friendly community. Due to the cost of building, houses like this on this volume of land are not being built anymore. Land size 1,478m². Floor area 464 m² This fully renovated, dual-storied, contemporary-inspired Sanctuary Cove residence offers a fresh and dynamic lifestyle to suit anyone from a young growing family to those seeking a truly exceptional lifestyle. The home blends style and functionality seamlessly with 4 well-separated bedrooms complemented by 4 stunning bathrooms all bearing the same modern design and quality. Everything from the air conditioning to the pool pump equipment has been recently updated There has been no expense spared nor has anything been overlooked during the expansive upgrade of this wonderful home. Enjoy the expansive views east from the main living room which is located on the upper level. With the rear of the house facing north, it makes an ideal area to live or entertain friends all year round. The space around the north-facing pool area and outdoor living spaces are designed for amazing outdoor living. There is a long and extensive list of features you could only expect from a residence of this calibre including : • 4 large bedrooms and 4 bathrooms • The 2 massive lounges can accommodate a large family with space to separate when required. • Separate large home office with external access • Enormous master suite featuring a luxurious ensuite with freestanding bath, mosaic-filled dual shower/separate bathtub & his and hers robes • Huge mezzanine lounge with built-in surround sound and super large screen. • A large balcony with spectacular views out to Sovereign Islands • Clever floor plan - an external ramp alleviates stairs between living/kitchen/bedrooms & the second garage man cave. • Massive designer kitchen with butler's pantry and external servery • Unique side driveway access to the 2nd 4 car garage that accommodates up to 4 cars or endless toys. It is complete with workbench and washbasin. • This space could easily be converted to a home office or home workspace. It is huge! • Resort-style outdoor kitchen with built in BBQ, sink and bar fridge facing north with beautifully manicured lawned area. • Multiple living rooms • Almost 1500m² of manicured gardens and lawns • New Air Conditioning units and upgraded wiring to CAT6 cabling in office and living areas This exceptional home lies directly within the heart of the original Sanctuary Cove Resort with close access to the marina village, the tavern, many great restaurants, the medical centre, chemist, IGA supermarket, parklands & 5 minutes to the boat ramp. SAFE AND EASY LIVING ARE BIG EXPECTATIONS IN SANCTUARY COVE! WHY SAFE? Sanctuary Cove is a gated community with CCTV cameras installed in all major access areas. Security recently installed 72 extra CCTV cameras to ensure our security isn't breached. WHY EASY? Because it's so easy to live in this secure community with restaurants and all amenities within a short buggy ride, Private inspections are available by request or we can provide a Facetime tour if you are locked in another state. This home would suit many different lifestyles from large family home to a couple with a big boat and friends visiting. If you work from home, then the home office is a superb workspace with beautiful light and a tropical garden backdrop. FaceTime tours If you live outside the GC we are happy to provide you with a FaceTime tour of the house and grounds. THE ULTIMATE LIFESTYLE - THE BEST RESIDENTIAL RESORT IN AUSTRALIA - THE BEST SECURITY IN AUSTRALIA - THE BEST RESALE VALUE, AN ENVIABLE REPUTATION Buying a home in Sanctuary Cove is unlike buying a home anywhere else in the world. What this property has.....that others don't have: It will never be replicated. It is buying a LIFESTYLE and a way of life that is the envy of many people, just take a look. There is a whole community behind the gates - you can walk, ride your bike or take a buggy. Amuse yourself the whole weekend without even leaving the resort. Let your kids relax and roam free in this safe and gated community Sanctuary Cove is a resort-style master planned community featuring two 18-hole championship golf courses, a 300-berth marina, InterContinental (with exclusive use by all residents) and a magnificent Golf and Country Club. There is no other place that offers such a safe, peaceful, wonderful and ultimate lifestyle for all ages. The very nature of Sanctuary Cove and the wonderful friendly community spirit provide residents with the ultimate lifestyle. There is more to the Cove than in these notes, including special travel arrangements for school children, bus services, mobile library, twice weekly rubbish collections even with bins deodorized, lined and returned to your property, garden and street maintenance, postal and news deliveries, even PETS ARE WELCOME. Sanctuary Cove offers its residents 24 hour active land and water 'back to base' security services. INTERNATIONALLY RENOWNED GOLF COURSES & COUNTRY CLUB The Pines Golf Course and the newly renovated Palms Golf Course offer contrasting styles and premier designs and are widely regarded among Australia's elite players. The absolute ultimate for any golfer, plus of course...all the excellent associated facilities,

professional tuition, pro shop, driving range, putting greens and a magnificent environment in the new \$13 million dollar Country Club which also offers a full fitness centre, tennis courts and a 25-metre swimming pool, beauty treatments and massage rooms. MARINE VILLAGE A short stroll or buggy ride away is The Marine Village - the heart of Sanctuary Cove - located on the edge of a tranquil harbour it is home to a variety of cafes, bars, restaurants, a Yacht Club, a medical centre, dentist, lawyer, pharmacy, bank, newsagents and specialty shops. SANCTUARY COVE MARINA The Marina is a world-class facility offering personal berthing services and facilities. LOCATION An easy 45 minute drive from Brisbane and only 20 minutes from the Gold Coast beaches. Also only 40 minutes from Queensland major airports. Sanctuary Cove has direct access to the Pacific Ocean via the protected waterways of the Gold Coast Broadwater and the Coomera River and is only a short boat ride away from South Stradbroke and Wavebreak Islands. FOREIGN INVESTOR - FOREIGN INVESTMENT REVIEW BOARD Sanctuary Cove has FIRB classification which allows overseas investors to purchase property. If this is the house that you would like to own CALL BRIAN PHILLIS ON 0411 600 100 OR ALEX PHILLIS ON 0411600300 TO ARRANGE YOUR PRIVATE INSPECTION. Disclaimer: In preparation of information for this listing we used our best endeavours to ensure that the information contained herein is true and correct but accept no responsibility and disclaim all responsibility in respect of any errors omissions inaccuracies or mis-statements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.