

Address available on request, Sanctuary Cove, Qld 4212



Townhouse For Sale

Tuesday, 19 December 2023

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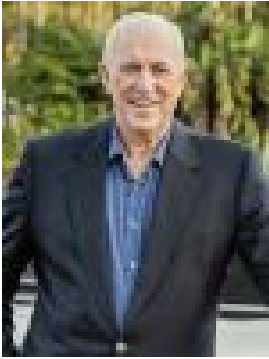
Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 226 m2

Type: Townhouse



Brian Phillis
0411600100

Just Listed

This is the least expensive Townhouse with full-sized land that is for sale in Sanctuary Cove. AMAZING VALUE! Priced well to sell! This is the best value Townhouse on offer in Sanctuary Cove. This northeast-facing townhouse is centrally located on The Parkway and offers an elevated position with a pleasant waterfront outlook over the parkland and Harbour Four. Ideal for an owner with pets due to the land size. The Sanctuary Cove residents' private boat ramp is across the road with access to the Coomera River. Massive land area to install a spa, pool, or just for kids and dogs to play. Brilliantly situated and over two levels, this townhouse is spacious and a perfect home to enjoy a modern Sanctuary Cove lifestyle. The outdoor living is an undercover BBQ area that overlooks the large lawned area where there is a land size to install a swimming area if required although residents have exclusive access to 2 pools and the saltwater lagoon at the InterContinental Hotel. The open-planned living area on the upper level flows onto a terrace balcony which is perfect for taking in the views and refreshing easterly breezes. Adjoining is a well-equipped kitchen fitted with quality Bosch appliances and stone benchtops. Newly restored real timber floating floors are a highlight. The kitchen and dining areas are generous in size and provide the major living area leading onto the balcony. The master bedroom is located upstairs featuring high ceilings, a walk-in wardrobe, and a private ensuite. There is also a home office adjacent to the front door on the upstairs level. The functional floor plan is conducive to a dual-living scenario if required. It has a self-contained lounge, kitchenette, two bedrooms, a large bathroom, a kitchenette, and a garden terrace. The lower level also has separate external access. The downstairs living area (or potential apartment or kids living area) is well equipped with a double lock-up garage, separate lockup buggy garage (or jet ski), and one external car park. What we love about this property: * Built by a master builder * Architecturally designed with a spacious open floor plan and a variety of living options * Three large bedrooms in total, three bathrooms plus a powder room * Galley-style kitchen with stone benchtops and Bosch appliances * Option for dual living with a kitchenette, living area and two bedrooms downstairs * Large double garage with workbench and storage, low maintenance with huge east-facing land * 24 hour security that Sanctuary Cove is renowned for. This beautifully maintained split-level townhouse is close to everything, has water views and is one of the last properties for sale in Sanctuary Cove that is well-priced and has sensational value in this market. Exclusive listing and being offered by the owners at \$1.69 million. there is no better value on offer in Sanctuary Cove, in our opinion. Brian Phillis of Phillis Real Estate lives within Sanctuary Cove and specialises in marketing prestige homes within The Cove. Buying a property in Sanctuary Cove is not just buying a house, it's about buying a privileged safe, and easy lifestyle. PLEASE CALL BRIAN PHILLIS ON 0411600100 FOR MORE INFORMATION OR TO SCHEDULE A PRIVATE INSPECTION. Foreign Investors. Foreign Investors who wish to purchase residential real estate within Sanctuary Cove do not require prior approval from the Foreign Investment Review Board. (FIRB). Sanctuary Cove is a Secure Estate. The Sanctuary Cove Premier Resort Lifestyle. Recognised as Queensland's premier resort, Sanctuary Cove is Australia's first fully integrated residential resort and provides the very best in secure lifestyle living. Situated midway between Gold coast airport and Brisbane airport the journey takes approximately 50 minutes in normal traffic. The Intercontinental Hotel is central to Sanctuary Cove and Marine Village and Marina offer extensive accommodation, restaurant and shopping facilities. IGA supermarket, pharmacy, and medical facilities are within a 5-minute buggy ride. Wet & Wild, Dream World & SeaWorld theme parks are accessible and within 15 minutes. Sanctuary Cove resort is spread over 470 hectares and designed around 4 sheltered man-made harbours which offer direct access to the Broadwater. The New Sanctuary Cove Marina boasts in excess of 380 berths and accommodates the Annual International Boat show. 24 hour land and water security assure all residents of privacy and security. All houses within Sanctuary Cove are directly linked to Base Security which handles all security issues and any medical issues. GOLF COURSES Sanctuary Cove boasts 2 championship courses. The Pines is a members-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. The sister course, The Palms is open to the public and is members only. It is a shorter course that has been extensively redesigned. Both are highly rated courses and available to members, members guests, and Intercontinental Hotel guests. All members & their guests enjoy the benefits of a stunning new clubhouse. LADIES ALTERNATIVE ACTIVITIES The Sanctuary Cove Bridge Club is well-established and offers bridge players an enjoyable experience within the Clubhouse. Residents can join as social members and be part of this exclusive club. It is a wonderful social experience. Tennis is available at the Club and well-supported. RECREATIONAL FACILITIES. A newly refurbished recreational centre is available to members and the public. Incorporating a 5-star new gymnasium, coffee shop, new lap pool, and tennis courts. Physiotherapy, Chiropractors,

massages, yoga, exercise classes, and many other activities are available. Corporate and wedding functions are normally held at the InterContinental resort. PRIVATE INSPECTION: As Sanctuary Cove is a secure gated area please call Brian Phillis on 0411600100 to organise your inspection. Disclaimer: In preparing this information we have 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 mistakes.