

**2611/1 Grant Avenue, Hope Island, Qld 4212**



**Apartment For Sale**

Wednesday, 27 March 2024

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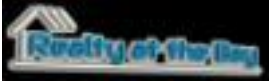
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 94 m2**

**Type: Apartment**



David Brewster

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## Offers over \$665k

Situated on the 6th level this luxury apartment boasts 2 bedrooms, 2 bathrooms and secure basement car parking. Located minutes away from Sanctuary Cove, Harbour Town, Runaway Bay & Hope Island Shopping and Dining precincts. Enjoy the beach & lifestyle options of the Gold-Coast.

**APARTMENT FEATURES:**

- Spacious open plan living
- Climate control/ducted heating and cooling
- Tiled living spaces with carpet in bedrooms
- Fully equipped kitchen with gas cooktop and stainless steel appliances
- Stone bench tops with modern fixtures & Breakfast Bar
- Full length balcony with views
- Secure underground parking and entry access to building
- Audio intercom system to each apartment
- Key access to main entrance
- Security access to all levels

**RESIDENT'S FACILITIES:**

- Resident's lounge
- Luxurious pool with sun lounges and disabled persons hoist
- Sauna
- Fitness centre with cutting edge equipment
- Children's indoor play area
- Zen garden
- Private screening/media room
- BBQ facilities
- Pet wash bay
- Secure residents underground parking
- Only a short drive to Hope Island Shopping Centres

The unit is currently tenanted @ \$650 per week until July 2024.

**GCC Council Rates:** Approximately \$2,300 per year.

**Water and Sewerage:** Approximately \$1,200 per year.

**Rental Estimate:** ~\$750 per week.

**Body Corporate:** \$83 per week.