

**102/1 Halcyon Way, Hope Island, Qld 4212**



**House For Sale**

Wednesday, 10 July 2024

102/1 Halcyon Way, Hope Island, Qld 4212

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 323 m2**

**Type: House**



Adam Cain

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## Offers over \$1,100,000

This exceptional home in Hope Islands most exclusive over-50's village, offers both a private and secure lifestyle within a lovely social community - it's all right here on your doorstep. At the heart of the complex is the Leisure Club. A place you can relax, go to the fully equipped gym or jump in the resort style pool for some aqua aerobics. There really is something for everyone.

**Home Key Features** - - 2 Bedrooms with 2 spacious bathrooms- Main bedroom with ensuite and plenty of wardrobe space- Large open plan living and dining area + Florida room, ideal for hobbyists- Stylish kitchen with induction cooktop, quality appliances and heaps of storage- Separate study/home office - Light filled interiors with tiled and bamboo floors, plus plantation shutters for extra privacy- Energy efficient LED lighting throughout- Double remote garage with entertaining courtyard- Ducted air con, solar/hot water system powers the home too!- Very reasonable site fees, with rates and water included

**Community Features** - - The Lakehouse BBQ area and gardens- Secure caravan / RV / boat storage area- Leisure Club with library, cinema, lounge bar- Tennis court, swimming pool and gymnasium- Secret herb garden - Cycling and walking tracks

**What We Love** - - No entry or exit fees- No land rates- No water rates- No stamp duty- No body corporate fees- No rentals- Homeowners receive 100% of the capital gain upon resale

However you choose to spend your time, the focus at Halcyon Waters is fun, friendship and freedom all within the security of a tranquil gated community. Close to Hope Island Marina, Sanctuary Cove, shopping centre and International Golf Courses, life never looked so exciting. For further information call the exclusive listing agent Adam Cain on 0420 312 227.

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these details, no warranty is given by the vendors, the agent or RWSP Group as to their accuracy. Interested parties should not rely on this information as representations of fact, but must instead satisfy themselves by inspection or otherwise.