

# 35 Keelson Crescent, Hope Island, Qld 4212



## House For Sale

Saturday, 29 June 2024

35 Keelson Crescent, Hope Island, Qld 4212

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 336 m<sup>2</sup>

**Type:** House



Aaron Kibble  
0755014200

## Auction

Auction scheduled for 11:00am, Saturday 13 July - unless sold prior. Aaron Kibble is delighted to present 35 Keelson Crescent, a superb four-bedroom home on a tranquil and family friendly street. With low body-corp and fantastic features, it highlights why 'Cova' residential estate in Hope Island is so sought-after. This two-storey home, built in 2015, features an open-plan design on the ground floor, seamlessly connecting the living areas to a tranquil garden. Upon entry, you are greeted by a stunning feature staircase, setting the tone for the elegance throughout. The two full length feature bi-fold doors open up to a fully fenced, low-maintenance garden, perfect for indoor-outdoor living and entertaining. Downstairs, you'll also find a study nook for two people, a separate laundry, and a convenient powder room, adding to the home's functionality. This spacious family home boasts a free-flowing design and high ceilings. The sleek, modern kitchen is centrally located and features high-quality appliances, window splash back a large island bench with waterfall stone benchtop and breakfast bench seating. In recent weeks, it has had all internal walls and the garage repainted, making it move-in ready for the next family to enjoy. Upstairs, you'll find four generously sized bedrooms and two bathrooms, ensuring ample space for comfortable living. The master suite includes a spacious walk-in robe and a dual sink ensuite with an extra-large shower. The home features a neutral colour scheme throughout, abundant natural light, high ceilings, feature timber staircase, and reverse cycle ducted air conditioning. Each bedroom offers built-in wardrobes and ceiling fans, with ducted air conditioning in all of the bedrooms for year-round comfort. Key features of the property include:~ 4 Bedrooms~ 2 Bathrooms plus additional powder room downstairs~ 2 Car lock up garage plus driveway parking~ Potential second living / sitting space upstairs~ Study nook suitable for two with plenty of admin & office storage~ Separate laundry ~ Ample household & lifestyle storage space~ Open plan kitchen living dining~ Master bedroom with ensuite, very spacious walk-in robe ~ Superb open plan full glass bi-folds in open plan downstairs areas~ Three further large sized bedrooms with built-in wardrobes~ Living area has window tint film treatment~ Ducting air conditioning throughout plus ceiling fans ~ Alfresco entertaining patio ~ Private and secure fully fenced yard with low maintenance garden~ Integrated front & rear garden irrigation ~ Low body corp

Subject to availability, Aaron can assist with the purchase of one of the 30 secure berths in the marina. Cova is an ideal home for water lovers, and conveniently situated approx. three nautical miles from the Broadwater, providing direct access to the open ocean. Cova is one of Hope Island's hidden gems, offering excellent community amenities with low body corporate fees. The new owners will benefit from exclusive access to the community amenities, including:~ Dedicated night security patrols & extensive security surveillance~ Resident's only leisure clubhouse~ 2 x Swimming pools including 25m lap pool (one heated all year round)~ Well-equipped gymnasium~ Cinema area~ Waterfront entertaining areas~ Private areas available for social reservations~ Onsite manager

Don't miss the opportunity to make this stunning home yours! Settle in, relax, and enjoy precious family time in this exceptional home. Visit Aaron during the scheduled open inspections, or if you're unable to attend, contact us today to arrange a private viewing! Aaron Kibble