

**6/31-35 Grant Avenue, Hope Island, Qld 4212**



**Townhouse For Sale**

Thursday, 11 April 2024

6/31-35 Grant Avenue, Hope Island, Qld 4212

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 158 m2**

**Type: Townhouse**



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## Contact Agent

TOWNHOUSE 6, 35 GRANT AVENUE, HOPE ISLAND OFFERS OVER \$950,000 Be the first to live in this brand-new contemporary townhouse, which offers luxury and stylish living. It combines a spacious open-plan design with a large outdoor area and a generous-sized balcony on the upper level. At the heart of this security-gated complex are resort-style amenities with landscaped gardens and carefully balanced open space, including an athletic-standard swimming pool and outdoor fire pit. This well-designed floorplan across two storeys offers three double bedrooms, the master with a walk-in robe and a deluxe ensuite featuring a large tiled shower and double sinks. The elegant main bathroom has a bath, a convenient study nook, and a separate powder room for guests on the lower floor. The double lock-up garage with bin and bike storage offers easy internal access to the home within a security-gated complex. Due for construction completion in May 2024.

**TOWNHOUSE FEATURES**

- Spacious open-plan living area
- Generous outdoor courtyard for entertaining and balcony on the upper level
- Ducted air conditioning to the main living area and bedrooms
- Fully equipped kitchen with electric cooktop and quality stainless steel appliances
- Double lock up garage with internal access
- High standard of interior finishes with quality fittings and fixtures throughout
- Acoustic treatments to Australian Standards
- Bosch 600mm electric cooktop and rangehood, under bench oven, wall-hung clothes dryer and Bosch dishwasher
- Tiles to the ground floor

**RESIDENTS' FACILITIES**

- Luxurious pool
- Expansive lush central landscaped gardens
- Waterfront Boardwalk
- Outdoor BBQ and Dining Facilities
- Outdoor Fire Pit & Lounge Area

Hope Island has been designed to embrace the Gold Coast lifestyle with sought-after amenities, including a choice of championship golf courses, Marinas close by and boat ramps. 35 Grant Avenue is around the corner from Hope Island Marketplace, which includes Woolworths and Aldi, eateries, restaurants and cafes. The development is a short drive to world-class beaches, theme parks and shopping precincts. Easily accessible to the M1 and transport, the townhouse is the perfect place to occupy or tenant with a short drive to Surfers Paradise and a 50-minute drive to the Brisbane CBD.

**Disclaimer:** In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.