

**77 John Lund Dr, Hope Island, QLD, 4212**



**House For Sale**

Thursday, 1 August 2024

77 John Lund Dr, Hope Island, QLD, 4212

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Dale Kayrooz

## Look At This One!

Discover the epitome of coastal living with this exceptional waterfront duplex in the prestigious Hope Island. Boasting a massive floor plan and impeccable design, this home offers elegance and functionality tailored for professionals, families, downsizing couples, or savvy investors.

It is located in the highly sought-after area of Hope Island.

Rental Appraisal: \$1000 per week.

Approx. Rates. \$1700 annually.

Body Corp \$45 Per week Approx.(Including Building Insurance)

### Ground Floor:

- \*Private entrance leading into expansive living areas.
- \*Stylish kitchen with marble benchtops, server's bar, subway tile splashback, modern appliances, and a walk-in pantry.
- \*Butler's kitchen/laundry has an over-bench bowl and ample storage.
- \*Air-conditioning.
- \*Double garage with epoxy flooring for a sleek finish.
- \*Downstairs bathroom with shower and toilet facilities.
- \*Solar panels generating 6.5kw ensure zero energy bills for the current owner.
- \*Interior features include fully tiled floors, fresh paint, new blinds, and modern LED lighting that enhances natural sunlight.
- \*Multiple living areas are ideal for entertaining, featuring a bar and abundant storage.
- \*The outside deck area has water views, and merbau hardwood decking is surrounded by landscaped gardens.

### Upstairs:

- \*Modern glass balustrade stairs with a chair lift option.
- \*Master bedroom with the high-raked ceiling opening out to a balcony overlooking the water, air conditioning, and plush carpets.
- \*Walk-in wardrobe and ensuite bathroom.
- \*Additional bedrooms are air-conditioned with built-in wardrobes and fans.
- \*Bathrooms feature marble vanities, with the master ensuite offering a spa bath, a semi-frameless shower screen, and dual sinks.

### Complex Features:

- \*Complete security and resort-style facilities, including pools and a tennis court.
- \*Nearby beach and grassed area perfect for relaxation and pet walks.
- \*It is a short walk to Hope Island Marketplace Shopping Centre, surrounded by lush parks, waterways, and prestigious golf courses.

Convenient location on the northern end of the Gold Coast:

50 minutes' drive to Brisbane Airport.

35 minutes to Coolangatta Airport.

20 minutes to Surfers Paradise with its renowned beaches, shopping, and dining.

Easy access to Westfield Shopping Centre, train stations, public and private schools, and the M1 Pacific Motorway.

Best theme parks in Australia within 15 minutes' drive.

A property of this calibre will not last long! Contact Dale at 0406 527 997 or Isabella at 0488 222 945 for more

information.

Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.