


3039/56 John Lund Drive, Hope Island, Qld 4212

 **LJ Hooker Broadwater**

Sold Studio

Tuesday, 19 March 2024

3039/56 John Lund Drive, Hope Island, Qld 4212

Bathrooms: 1

Parkings: 1

Area: 41 m2

Type: Studio



Ana Tulloch
0755371311

\$345,000

CALLING ALL CASH BUYERS. BUY IT EMPTY OR WITH FURNITURE - your choice. Located on the corner top floor of this fantastic Hope Island resort hotel the property offers privacy and comfort and now offering to entry level buyers/investors, the opportunity to secure the most sought-after floorplan in the building. Square and perfectly positioned overlooking the wonderful marina to enjoy the water views and breezes throughout. This particular studio has been fully renovated into a modern and functional space to welcome you home. Modern renovated kitchenette with microwave, pantry, full size fridge and stonelike tops. Good size bathroom with large walk-in shower, large porcelain tiles to ceiling, mirror cabinet for toiletries and perfectly designed space for laundry. Whether you are looking for a property to occupy as owner full time (currently its situation) or the perfect investment with high returns and book your holiday stays in between for your own enjoyment, or a base to stay for work on the Gold Coast, this property is for you. Electricity is included in your Body Corporate fees, so you will never pay another bill! Features: * Studio apartment at absolutely entry price level in Hope Island * Fantastic North aspect to enjoy water views to Marina, sunshine & wonderful breezes * Air-conditioning (Mitsubishi inverter) * Painted and spotless * Underground secure carpark for a large car * Modern kitchenette with extra cupboards, stonelike tops, full size fridge, pantry space and microwave. * Beautiful renovated bathroom with walk-in shower and laundry facilities * Sheer Curtains & block out blinds * Lots of power points and new light fittings Numbers: * Body Corporate around \$98 NETT per week (inclusive Sinking/Admin funds, building insurance and electricity!) * Rental appraisal for permanent tenant around \$450 - \$470 per week * Council Rates around \$1,500 per year Facilities: * Outdoor pool (for hotel guests) * Gym * Sauna * Restaurant * Hotel Bar * Room Service * Laundry Service * Conference/Business Rooms * Visitors Parking This property is shown by appointment ONLY. Please contact Ana Tulloch on 0439 343 432 to arrange a suitable time. This property won't last as it is the best offering in the area! Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Alberport PTY LTD trading as LJ Hooker Broadwater and Ana Tulloch Realty Pty Ltd Licence No 3998095 by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice.