

**61/11 Grant Avenue, Hope Island, Qld 4212**



**Villa For Sale**

Thursday, 11 July 2024

61/11 Grant Avenue, Hope Island, Qld 4212

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 200 m2**

**Type: Villa**



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## Contact Agent

Welcome to your dream home in the heart of Hope Island, one of the most sought-after locations in all of Queensland. Designed to offer all life's leisure and sporting activities all within the surrounds of the residents, only waterfront community. This stunning 3-bedroom, 2-bathroom immaculate home is everything you've been searching for and more. From its luxurious indoor features to its breathtaking outdoor entertainment area, this property has it all. Blending elements of contemporary yet timeless design, This exquisite property combines the elegance and unparalleled amenities of Vision by the Halcyon community, offering a lifestyle of luxury and leisure. Upon entering the house, you will immediately feel a sense of warmth and comfort. The modern gourmet kitchen, complete with high-quality appliances, flows effortlessly to the open plan living area, an entertainer's delight. The open plan living and dining area are perfect for entertaining guests or spending quality time with your family. And with ducted heating and cooling, you can enjoy year-round comfort in your own home. Offering three generous sized bedrooms, the impressive master suite has a walk-in robe and ensuite with twin vanity and an oversized shower, step onto a private courtyard. This property is perfectly positioned, situated in a desirable quiet allotment, allowing lots of natural light, cross breezes, and privacy. But the true gem of this property is its outdoor entertainment area. Step outside and be greeted by a large, covered patio, perfect for hosting BBQs or relaxing with a glass of wine, the patio areas are designed for all year use with automated blind and all weather entertaining via the plantation shutters. Located in the prestigious suburb of Hope Island, this property offers the perfect balance of tranquillity and convenience. Surrounded by lush greenery and stunning waterways, you will feel like you're on vacation every day. Hope Island Marketplace offers supermarkets, cafes, restaurants, medical centres, and pharmacies everything you need right at your fingertips. Sanctuary Cove and Broadwater at your doorstep. The home inclusions: • 3 bedrooms – one with courtyard and direct bathroom access • Master bedroom with walk-in robe, ensuite, and courtyard access • Modern open-plan gourmet kitchen with European appliance, Stone benchtops • Automated blind externally to the alfresco area and plantation shutters • Laundry complete with lots of storage and courtyard • Private allotment, manicured gardens including side access • Double lock up garage includes storage cupboard and epoxy flooring • Ducted air conditioning and ceiling fans throughout • Soaring vaulted ceilings opening out from the lounge to the entertainment area • 5kW\* of solar power • Security mesh and alarm system Living in this aquatic playground right on the water's edge gives you the delights of island life in a coastal region with access to the exclusive resident's only leisure clubhouse offering. • Undercover heated swimming pool • Fully equipped gymnasium • Cinema • The Den – Library and fireplace • Games room and waterfront entertaining area • Outdoor Chess • Art and craft room • Bocce Court • Floating boathouse includes access to the resident's only pontoon boat and fishing boat • Fully equipped bar and dance floor • Access to all communal activities; art, craft, fishing, day trips, kayaking, etc • 3 Nautical miles to the Broadwater and Ocean Access With minimal outgoing, this unique community offers. • No entry or exit fees • No land rates • No water rates • No stamp duty • No body corporate fees • Access to claim the rent assistance • Homeowners obtain 100% of the capital gain upon resale. Don't miss out on this once in a lifetime opportunity to live in your dream home in one of the most prestigious locations in Australia. Contact Lee today to schedule a private viewing and make this home your own. But hurry, a property like this won't stay on the market for long. Your dream home in Hope Island is waiting for you. Viewing by private appointment only.