

**31/81 Boykambil Esplanade N, Hope Island, QLD,  
4212**

Place. 

**Townhouse For Sale**

Thursday, 28 November 2024

31/81 Boykambil Esplanade N, Hope Island, QLD, 4212

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 3**

**Type: Townhouse**

## Tenanted Villa with a Marina berth and waterfront views

You will instantly feel a sense of peace in this serene pocket of Hope Island at Sanctuary Bay Villas. Enjoy the breathtaking views that span across the Coomera River, from Southern Moreton Bay Islands to Jabiru Island.

With an east-facing position that provides natural light and magnificent water views, this uniquely located villa, includes its own marina berth and bridge free access to the Broadwater and beyond.

Located in the prestige estate of 'Sanctuary Bay', this two-level villa has 2 bedrooms 2 bathrooms and 3 car spaces including one lock up garage.

Opportunity to purchase move in later as tenants are eager to sign a new 1-year lease.

Additional features include:

- This property has a marina berth located in the complex private marina approx. 9 metre x 4.5 metre
- A boutique complex of 45 villas with security gate
- Master bedroom includes air-conditioning, an ensuite and a spectacular view waterways
- All roofs have been recently painted
- Pet friendly subject to Body Corporate approval
- Private outdoor entertainment area
- 3 car spaces includes one car lock up
- Pool and spa in the complex
- Tenants in place month to month lease agreement

Enjoy the convenience of a variety of local eateries and shops, including Woolworths and ALDI, at the nearby Hope Island Marketplace. Slightly further afield is Hope Island Marina Shopping Village (Coles) and Sanctuary Cove Village (IGA). In addition to the local shops, you will find both Westfield Helensvale and Westfield Coomera shopping precincts within a 15-minute drive. Queensland rail operates from both of these destinations including the Gold Coast tram which runs adjacent to the Helensvale station. Also found on Hope Islands doorstep are several public and private schools, some of Australia's best family theme parks, the Broadwater, and many beautiful parks. Hope Island also offers the avid golfer a selection of three PGA Rated golf courses in The Links Hope Island and Sanctuary Cove Palms and Pines courses. The nearby M1 highway offers easy access to both Brisbane and Coolangatta Airports (35 - 45 minutes drive). Surfers Paradise is also a short 20-minute drive away.

Disclaimer:

We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.

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