



# SOLD

## NEAR-NEW PARK COVE VILLA WITH A TOUCH OF CLASS

Calling all boaties, golfers, first-home buyers and investors - this one is arguably the best value for money in Hope Island right now. With a touch of class at every turn, these near-new villas will be the envy of your friends and family, with number 37 boasting multiple living areas and seamless flow between indoor and outdoor space. Set amongst master-planned parklands and pathways, you'll love coming home and spending time in your space and community, with friendly faces and a gorgeous waterside backdrop to greet you every day.

### PROPERTY HALLMARKS:

- Open plan kitchen, living & dining space; stone island benchtops & premium gloss tiles
- Downstairs powder room for guests; separate laundry
- Covered alfresco area and North-facing, fully fenced courtyard
- High ceilings with quality finishes throughout
- Large full-height glass doors maximise natural light
- West wall windowless to reduce need for cooling
- Ducted air conditioning throughout
- Double lock-up garage with automatic roller door
- Smart lock on front door; keyless entry for you and your guests
- Large master with ensuite & generous walk-through robe
- Bright and spacious second and third bedrooms both with mirrored built-in robes
- Upstairs additional lounge area & study nook
- Main bathroom with bath and separate shower
- Resort style pool and BBQ facilities

### LOCATION AND INFRASTRUCTURE:

- 1 minute to Hope Harbour Marina
- 2 minutes to Hope Island Marketplace (Woolworths/Aldi)
- 3 minutes to Hope Island Tavern
- 4 minutes to Hope Island Marina (Coles, Boardwalk Tavern)
- 6 minutes to Paradise Point Shopping Village & parkland
- 7 minutes to Coombabah State School
- 8 minutes to M1, Sanctuary Cove Shopping Village & Helensvale State High School
- 10 minutes to theme parks

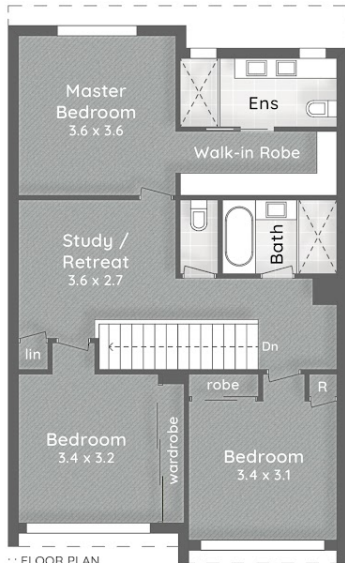
3 BED | 2 BATH | 2 CAR

PRICE:  
\$720,000

OPEN FOR INSPECTION:  
N/A



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:: FLOOR PLAN  
First Floor  
2.7m Ceiling



:: FLOOR PLAN  
& SITE PLAN  
Ground Floor  
2.7m Ceiling

DRIVEWAY ACCESS TO  
PARK COVE BOULEVARD



Jayson Edwards  
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**PARK COVE**

37/6 Park Cove Boulevard  
HOPE ISLAND

- 3 Bed + Study
- 2 Bath + Powder
- 2 Car

Internal 182m<sup>2</sup>

Covered Patio & Porch 11m<sup>2</sup>

**Total 193m<sup>2</sup>**

Remaining Yard 24m<sup>2</sup>



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