

**SOLD****SOLD FOR \$1,080,000 BY ANDREW COLLEY  
PROPERTIES**

This immaculately presented family home is an entertainer's dream, and only a few minutes' walk from the Santa Barbara waterfront parkland, and boat ramp. It oozes character with an open plan kitchen which feeds into a large open living and dining area, through to a decking and covered alfresco for entertaining. With a separate family/theatre room and four bedrooms, this is a must see.

Infused with an abundance of natural light, river breezes and awash with timber flooring, this warm and welcoming home revels in its uniqueness. Perched up high, and full of surprises, this idyllic family residence awaits its new owner. The backyard hosts a massive entertaining deck and the real gem, a 3-bay shed with an additional workshop, plus a double car port. Captivating views to the Coomera River from both balconies at the front and rear immerse you the Santa Barbara waterfront lifestyle. The front garden is private, walled and with an electric gate. It has a luscious green lawn and border of manicured mature shrubs. With ample space to add a pool, or simply enjoy the space which will see the whole family run, play and create a lifetime of memories together.

- Considerable external parking for cars, and as many as five secure in the 3-bay shed and two bay car port, plus boats, caravans, and trailers
- Master Bedroom with ensuite including a spa and WIR
- Three other bedrooms with built in robes and fans
- Family bathroom with bath and shower
- Fully renovated open plan kitchen with open plan living and dining room
- Beautiful hard wood floor boards throughout
- Separate Media/Lounge room
- Fully fenced family friendly yard with automated security front gate
- Solar electricity

Positioned in Hope Island's desirable pocket Santa Barbara, this home offers proximity to boating amenities and an array of notable conveniences. A short 230m stroll for coffee and breakfast at Santa Barbara Specialty Coffee. Charles Holm Park is 260m away, where you can exercise, picnic, or launch a kayak or boat into the Coomera River from the boat ramp. For the Golfer in the family The Pines, The Palms and Sanctuary Cove Golf and Country Club are on your doorstep. While Hope Island Marina is 1.6km away for your boat. The nearby M1 enables

**4 BED | 2 BATH | 5 CAR****PRICE:**  
**\$1,080,000****OPEN FOR INSPECTION:**  
**N/A**

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- SITE LEGEND**
1. Driveway/Additional Parking
  2. Entrance Porch/Balcony above
  3. Double Storey Residence
  4. Covered Alfresco Deck
  5. Deck/Seating
  6. Carport
  7. Raised Garden Beds
  8. Workshop Shed Building
  9. Drying Yard



• Site PLAN



• First FLOOR PLAN

INTERNAL AREA	: 182 M <sup>2</sup>
SHED	: 73 M <sup>2</sup>
COVERED EXTERNAL AREA	: 117 M <sup>2</sup>
TOTAL AREA	: 372 M <sup>2</sup>
LAND AREA	: 608 M <sup>2</sup>

4 3 2 + Driveway Parking

**ENVISUAL DESIGN**

Whilst every effort has been undertaken for 100% accuracy, Plans should not be relied on solely. All images/finishes are for illustrative purposes only and are intended to depict the general layout only. No plan/site plans represented are to scale. Areas have been rounded off where appropriate. Internal area calculations are based on gross internal area.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.