



Border Indicative Only



# FOR SALE

## GATED AND A DOWN STAIRS MASTER - BE QUICK!

### 120/19 SANTA BARBARA ROAD, HOPE ISLAND

Located in the private enclave of Sanctuary Pines, this spacious and modern townhouse boasts absolute privacy in a fully secure gated complex. This property features spacious living throughout, 3 generous sized bedrooms with built-ins plus study (separate dining) and a modern kitchen. The outdoor entertainment area is located off the living & master bedroom with views to the parkland.

Presenting a holiday lifestyle, you will have access to amenities including a swimming pool, spa, residents lounge, BBQ facilities and tennis court. Conveniently located in Hope Island only minutes to the shopping village, marina and the exclusive Sanctuary Cove precinct. It's your time to relax and enjoy all that this area has to offer.

#### FEATURES:

- 3 bedrooms with built ins (2 bedrooms upstairs, 1 downstairs)
- 2 bathrooms plus powder room
- Separate Laundry
- Ground floor master with ensuite and walk through robe
- Centrally located kitchen with stainless steel dishwasher
- Gas cook-top & Hot water
- Beautiful sun room/study/separate dining off the kitchen
- Modern with plenty of natural light
- Single lock up garage (Oversized) with an extra car space in front

#### Complex Features:

- Secure gated complex including CCTV
- Plenty of visitor parking
- In ground swimming pool and spa
- Residents lounge
- BBQ facilities
- Basketball hoop
- Tennis court
- Great on-site managers
- Body Corporate including insurance \$109 per week approx
- GCCC Rates \$43 per week approx
- Water & Sewage \$17 per week approx

3 BED | 2 BATH | 2 CAR

#### PRICE:

Offers Over 750,000

#### OPEN FOR INSPECTION:

N/A



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3 2 1

Internal: 141m<sup>2</sup> | External: 22m<sup>2</sup> | Total: 144m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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.