



FOR SALE

OPEN SAT 18TH 10- 10.30 AM. THE LAST GREAT LANDHOLDING ON CRESCENT AVENUE

Rare Hope Island Landholding – Character Home, Massive Shed Infrastructure & Endless Lifestyle Potential

Opportunities like this are becoming increasingly rare. When neighbouring small suburban residential blocks, without sheds, workshops, power, water infrastructure, or acreage, are commanding seven-figure prices, the replacement value embedded within this holding becomes a compelling part of the overall value proposition.

Set on an expansive 9,363m² parcel in one of the Northern Gold Coast's most sought-after locations, this unique Hope Island property combines space, privacy, existing improvements and future flexibility in a way that simply cannot be replicated on a standard residential allotment.

Positioned on the elevated northern section of the site is an existing character Queenslander-style residence, privately nestled amongst established greenery and complemented by an enormous shed facility that offers exceptional versatility for storage, hobbies, vehicles, boats, caravans, workshop use or a home-based business (subject to any required approvals).

Property Features:

- Expansive 9,363m² landholding (approximately 2.3 acres)
- Existing Queenslander-style residence
- Huge shed/workshop infrastructure with outstanding versatility
- Elevated homesite position with established access
- Exceptional privacy and natural surroundings
- Ideal for multi-generational living arrangements
- Potential for home-based business use (subject to approvals)
- Abundant room for boats, caravans, machinery and vehicle collections
- Rare combination of lifestyle, land and infrastructure in prestigious Hope Island

Properties of this scale and nature are tightly held and seldom offered to the market. Offering a unique blend of residential living, lifestyle flexibility and substantial infrastructure, this is a truly exceptional opportunity to secure one of Hope Island's most distinctive landholdings.

For a typical 2-acre rural residential or acreage proper

3 BED | 1 BATH | 12
CAR

PRICE:

CALL ANDREW

OPEN FOR INSPECTION:

N/A

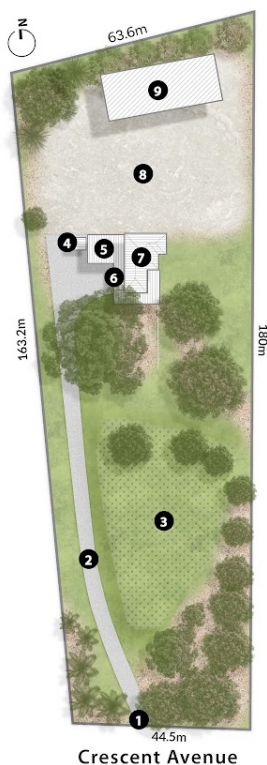


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- Legend**
1. Vehicle Gates
 2. Driveway
 3. Potential Building Envelope
 4. Shed (4.5m x 3m)
 5. Single Garage
 6. Entry Verandah
 7. Queenslander-style Residence
 8. Boat / Caravan Parking
 9. Large Shed / Workshop (Approx. 35m x 12m)
- Site Plan**



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137 Crescent Avenue, Hope Island

- Bedrooms **3**
- Bathrooms **2**
- Car Spaces **1 + Off-street**

Internal (incl. Garage)	168 m²
External Area	60 m²
Sheds	433 m²
Total Area	661 m²

Land Area **9,363 m²**

ENVISUAL DESIGN

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