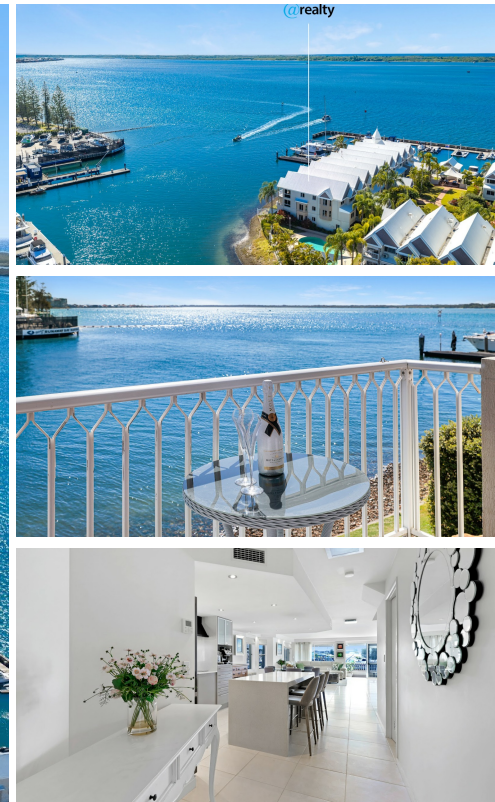
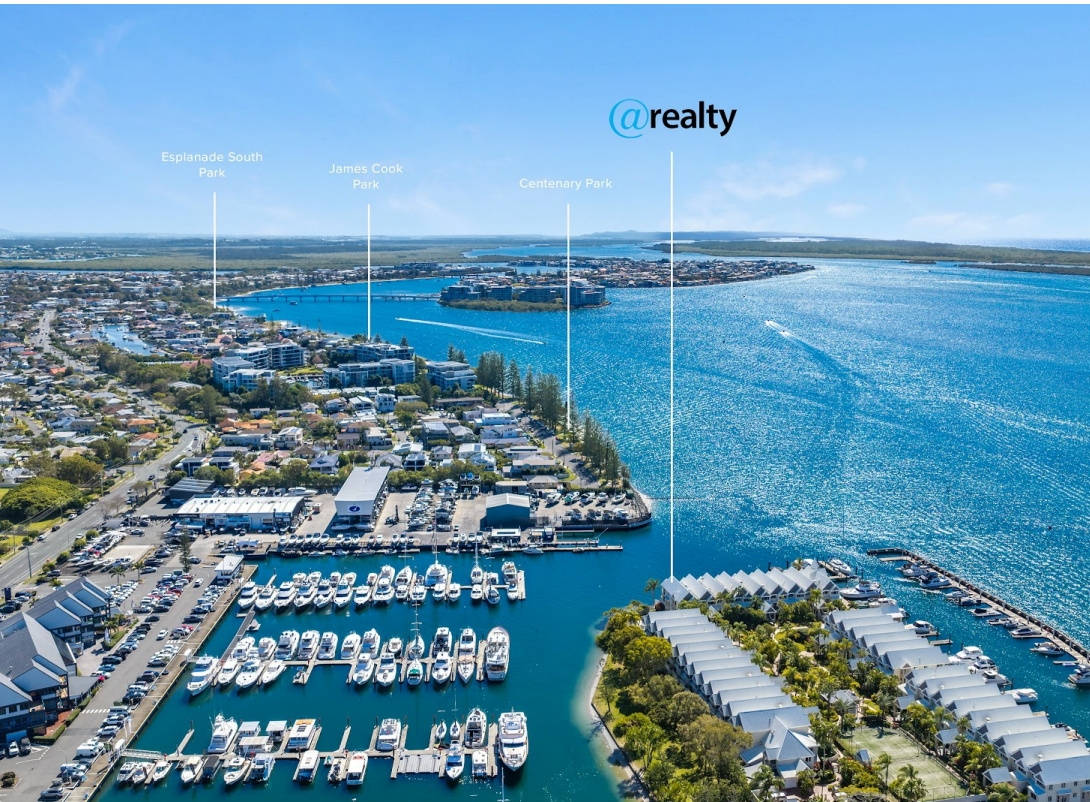


38/3 MARINA CRESCENT, HOLLYWELL, QLD, 4216



FOR SALE

LUXURY COASTAL SANCTUARY FOR THE BOATING CONNOISSEUR

Nestled in one of Hollywell's most prestigious Waterfront locations, Port Meirion, this exceptional 4-bedroom, 3-bathroom Villa at 38/3 Marina Crescent offers an unparalleled coastal lifestyle with breathtaking Broadwater views.

Inspection by appointment. Call Michelle Cook PH: 0400 262 226

Enjoy the difference that a coveted corner position makes. Set directly on the waterfront and free from the feeling of being hemmed in between neighbouring villas, this exceptional residence offers an enhanced sense of space, privacy and openness. With water views stretching uninterrupted from your living spaces, the corner setting allows you to embrace more natural light, cooling breezes and a stronger connection to the beautiful surrounds. It's a rare opportunity to enjoy waterfront living with room to breathe.

A lock and leave lifestyle, perfect for downsizers, couples, families, and boating enthusiasts seeking a serene low maintenance retreat.

Discerning Boat owners and Catamaran enthusiasts will immediately recognise and appreciate the value of your own premium Deep Water floating Marina Berth. A private 49 ft Berth, within the complex, with secure walk-on, walk-off access. Boasting a massive 6.88 metre clearance Water Beam, this Berth offers incredible width that is rarely found in standard configurations.

Step into spacious interiors designed for both relaxation and entertaining. Featuring four generously proportioned bedrooms including a Master Suite with North facing balcony, overlooking the Broadwater and Marina. The perfect spot for morning coffees and unwinding with a wine, taking in the sensational water views, sunsets and sunrises. A large private ensuite, including a dual shower for effortless his-and-hers convenience, a Spa bath with Water views, his and hers vanity, and an abundance of storage.

Two additional bedrooms and bathrooms upstairs, a second ensuite and a third well appointed Main Bathroom, both with water vistas. A 4th bedroom or Study is located on the first level, with a generous Powder room opposite.

Thoughtfully designed for effortless living, an open-plan lounge, dining and kitchen area, is beautifully oriented to capture the stunning waterfront outlook. Bathed in natural light and framed

4 BED | 3 BATH | 2 CAR

PRICE:

Offers over \$1,795,000

OPEN FOR INSPECTION:

N/A



Michelle Cook

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www.atrealty.com.au

38/3 Marina Crescent
Hollywell

	4
	3
	2

Internal	:	194 m ²
External	:	24 m ²
Total Floor Area	:	218 m ²

Michelle Cook
0400 262 226

Indicative plan only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee it's accuracy. Interested persons should make and rely on their own enquiries.



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.