



Discover the vibrant community at Halcyon Waters, where active lifestyles meet elegant living, specially designed for those over 50!

Nestled in one of Hope Island's most sought-after locations, this charming residence is surrounded by picturesque waterways and provides easy access to world-class golf and marina resorts. Embrace a lifestyle where everything you need is at your fingertips. At Halcyon Waters, a vibrant community, you are a stones throw away from shopping, dining, recreation and relaxation.

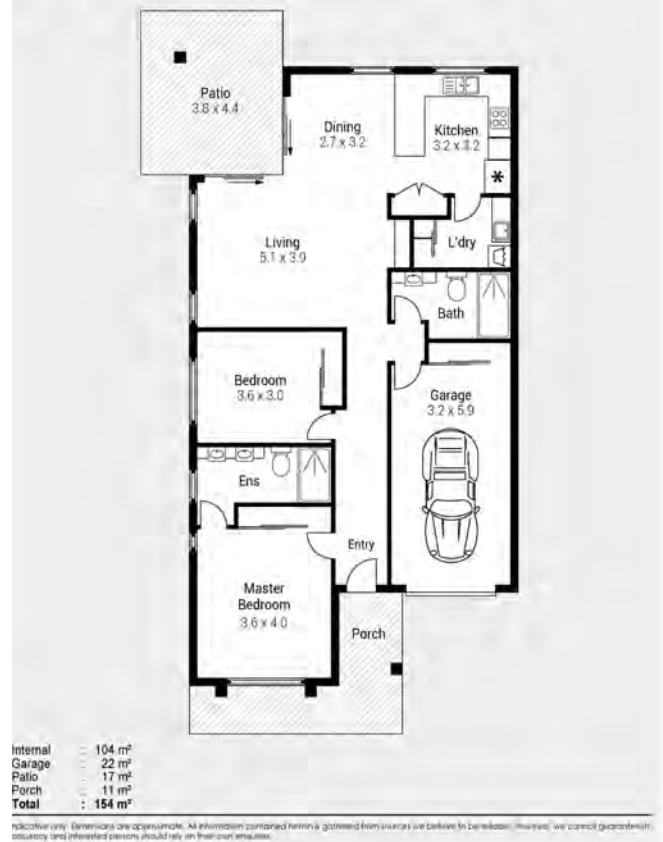
This newly renovated home boasts a spacious layout with a site area of 227 square metres and a house size of 154 square metres. It features a single garage, plus additional storage area to the rear of the garage, and a loft storage for added convenience. Inside, you will find two well appointed bedrooms. The main suite located to the front of the home includes a modern ensuite, new carpet, curtains and ample storage with a mirrored sliding robe doors. The main bedroom is serviced by an ensuite which features a large shower and new stone benchtops. The second bedroom is offers a retreat for the most discerning guests, with carpeted flooring and glass sliding robe doors.

The open-plan living and dining areas are designed for both comfort and elegance with new vinyl timber look hybrid flooring throughout the hall and living areas, and features roller blinds and large, full-opening patio doors that lead to an extra large undercover patio area – perfect for outdoor entertaining. The kitchen is a highlight, showcasing a new stone benchtop, a Baumatic wall oven, gas cooktop, and built-in microwave and a double-door pantry; making it ideal for catering. The rear of the home features remote-controlled awning for added privacy, and a large 5 metre low maintenance turfed area. Modern updates include new LED downlights and Crimesafe screen doors for added security, ensuring a perfect blend of style, functionality, and peace of mind.

Located in the prime Hope Island's Halcyon Waters community, Site 36 provides the perfect blend of comfort and convenience for your ideal lifestyle.



36 / 1 HALCYON WAY
HOPE ISLAND



Features of the home

- Prime location in Hope Island's Halcyon Waters community
- Site area of 277 sqm, with a house size of 154 sqm
- Newly renovated
- Two spacious bedrooms. Master with ensuite
- Modern kitchen with new stone benchtops and ample storage
- Single garage with insulated door, rear and loft storage
- Living and dining areas with large patio doors to the extra large undercover Alfresco patio area
- RARE AS HENS TEETH in over 50's Communities - Large 55msq turfed rear garden
- New LED downlights and hybrid flooring throughout
- Crimsafe screen door and alarm system for added security
- Remote-controlled awnings and shade blind for outdoor comfort
- Epoxy flooring to the front and rear patio
- Brand New Ducted Air Conditioning

36/1 Halcyon Way, Hope Island



For Sale

Offers Over \$885,000

Inspection by appointment



Contact
 Lisa Ashton
 0419 601 760
 lisa.ashton@stockland.com.au

Floorplans and elevations are for illustrative purposes only. Whilst all care has been taken in the preparation of the particulars contained herein, no warranty can be given and interested parties must therefore rely on their own enquiries. Note: Drawing is not to scale.