



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

Embrace a lifestyle where everything you need is at your fingertips. At Halcyon Waters, a vibrant community, you are a stone's throw away from shopping, dining, recreation and relaxation.

This well-designed home features two spacious bedrooms and a flexible multi-purpose room which can serve as a third bedroom, media room or office. The well-proportioned Master bedroom is complete with Ensuite and the added bonus of sliding door access to the private front patio. A separate main bathroom and convenient separate WC service the additional bedrooms.

The open plan living and dining areas are distinct yet cohesive, with the Dining leading to an impressive enclosed rear patio – perfect for family gatherings. Additional features like plumbing for a refrigerator, Westinghouse electric oven, dishwasher and a gas cooktop and ample storage enhance the kitchen's appeal. The separate laundry, which opens to a courtyard, offers practicality with added storage and easy access to a clothesline.

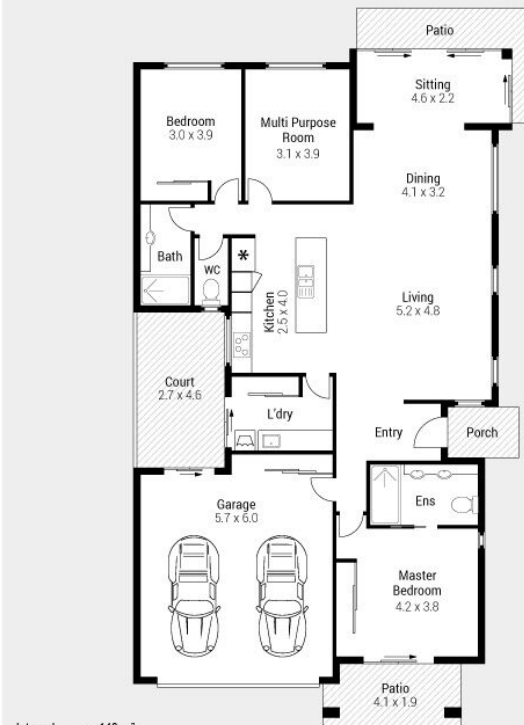
With resort-style amenities, no more mowing the lawn or cleaning the pool, Halcyon Waters ensures that your investment is safe and maintained to the highest standards. There is, NO stamp duty, NO sinking fund and NO exit fees. Halcyon Waters is a welcoming neighbourhood where your fur babies are well catered for with nearby enclosures for off-leash, and separate areas for large and small dogs, site 63 is ready for you to move in and make it your own.



Features of the Home

- Low maintenance gardens with front patio
- Fully enclosed rear patio with sliding door access to rear yard
- Blinds and curtains through-out the home
- Ceiling fans through-out
- Two good sized bedrooms + MRP
- The Large Master bed with Ensuite
- Well-proportioned kitchen with pendant lighting above large stone bench top, plenty of storage (cupboards & drawers)
- Westinghouse Gas cooktop, oven and dishwasher, Sharp Inverter microwave
- Gas Hot water
- 8 x Solar Panels
- Ducted Air Con

63 / 1 HALCYON WAY HOPE ISLAND



Internal	: 143 m ²
Garage	: 37 m ²
Patio	: 15 m ²
Court	: 13 m ²
Porch	: 3 m ²
Total	: 211 m²

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

63/1 Halcyon Way, Hope Island

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For Sale

Offers Over \$1,150,000

Inspection by appointment



Contact
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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.

