

Site 77 Halcyon Waters



Stylish, Light-Filled Home with Enclosed Sunroom



3 2 2

Welcome to Site 77 Halcyon Waters, a beautifully presented home in one of Hope Island's most sought-after resort-style communities. Designed for the active over 50s, this residence offers 210sqm of thoughtfully designed living space on a 294sqm perimeter site, surrounded by world-class golf courses, marina resorts and peaceful waterways.

A private side entrance leads to an inviting porchway and a striking feature door. Inside, a spacious entry hall with a coffered ceiling welcomes you. The front-positioned main bedroom features new carpet, triple sliding wardrobes and a private front porch. The generous ensuite includes dual sinks, a walk-in shower and a skylight. The sunlit open-plan living and dining area flows seamlessly, with hybrid flooring and a stylish kitchen boasting a 2.7m island bench, gas cooking and ample storage.

Two additional bedrooms, a main bathroom, and a practical laundry enhance daily convenience. The enclosed rear patio offers flexibility as a sunroom or entertaining space, framed by a serene bushland backdrop. The double garage has loft storage, whilst ducted air conditioning, ceiling fans and solar panels add comfort and efficiency.

Embrace the Halcyon Waters lifestyle, where community, comfort and convenience come together effortlessly in a location designed for vibrant living.



Offers over \$1,110,000

Inspection by appointment

Features of the home:

- 3 spacious bedrooms, 2 bathrooms
- 294 sqm perimeter site with 210 sqm home
- Private side entrance with defined porchway
- Double garage with loft storage and insulated door
- Large kitchen with island bench and gas cooking
- Light-filled open plan living and dining areas
- Enclosed rear patio for year-round entertaining
- Ducted air conditioning and ceiling fans throughout
- Solar panels installed (2012) for energy efficiency
- Freshly painted interior walls (2025) and low-maintenance gardens



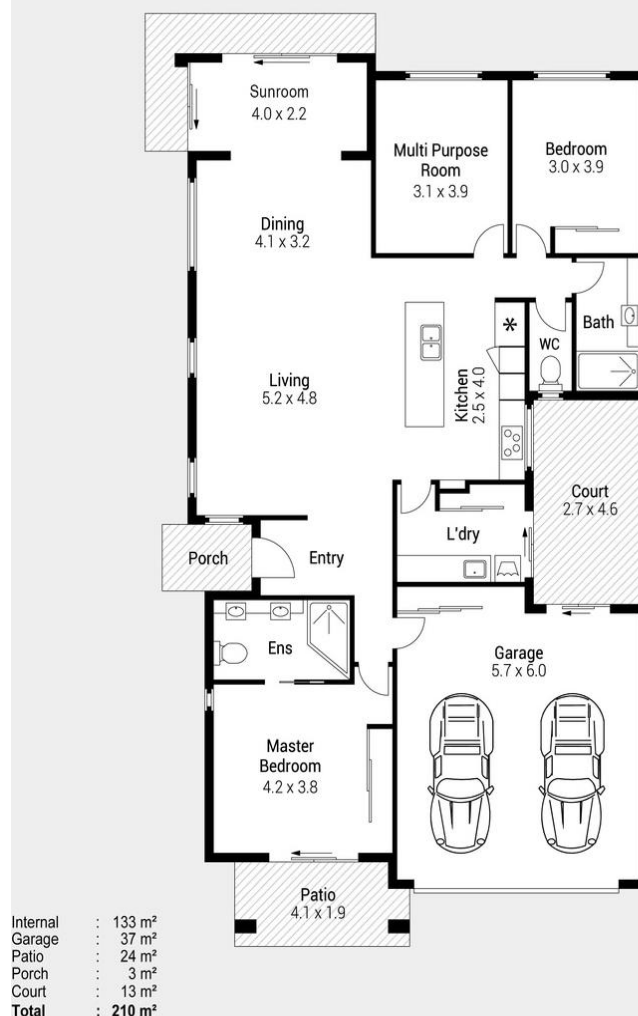
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77/1 HALCYON WAY HOPE ISLAND



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.



Price correct as at 29 May 2024. Subject to change. Subject to availability. Furniture not included.

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. Correct as at May 2024.