



## Hope Island, 88 Sheehan Avenue

High Return Investment Opportunity In one of Gold Coast's Best Suburbs!

With an approximate return of \$2,400 per week, water access only 500 metres from the property and 4 bedrooms with an ensuite, this high class investment is one opportunity you do not want to miss!

Located in the highly sought after and prestigious suburb of Hope Island, this property boasts your ideal extras; 2.7m High ceilings, 445sqm floor plan, raised landscape, ducted air-conditioning, side access, triple lock up garage, boat space and so much more.

Tenants already in and more than happy to stay!

Property Features:

- \*Grand master bedroom with walk-in wardrobe, balcony and modern ensuite
- \*Four over-sized bedrooms with three including a private ensuite



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**  
\$2,999,000

**View**  
By Appointment

**Contact**  
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**Sina Mahjoub**  
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**LJ Hooker Paradise Point**  
**(07) 5564 1414**



- \*Two bright and open plan living rooms with addition living space throughout the property, the second level living area includes its own balcony
- \*Huge garden-view kitchen includes butlers pantry, stone bench tops, built-in dual dishwashers, gas stove-top, modern appliances and additional island bench with breakfast bar
- \*Sound proof media room big enough to become another bedroom
- \*Two large outdoor entertainment patios both with insulated roof, down lights and modern paved flooring for convenience
- \*Open plan dining area perfect for even the largest of dining tables
- \*Separate study nook, ideal for a home office
- \*Low-maintenance resort style back yard with more than sufficient space for a pool HIK security cameras with built-in safe included in the property
- \*10,000L underground water tank
- \*Three lock-up garages with back yard access, plus ample off-street parking in the front yard perfect for car and boat storage
- \*Solar panel system
- \*No Body Corporate Fees

#### Ideal Location Benefits:

Only 15 minutes away from the M1 motorway, short walk to local cafes and restaurants, short 5 minute drive to Hope Island Marketplace for all your daily shopping and health needs, public transport in close proximity, numerous public parks and water access points (Boat ramp), multiple pristine golf courses and other leisure activities such as tennis courts and gymnasium.

Both private and public schools are within a short 20minute drive.

For your chance to purchase or for further information contact Exclusive Sales Agents Calvin Olivier on 0484 065 409 or Sina Mahjoub on 0403 173 927.

## More About this Property

**Property ID** 12E1H4J

**Property Type** House

**Calvin Olivier 0484 065 409**

Sales & Marketing Consultant | calvin.olivier@ljhooker.com.au

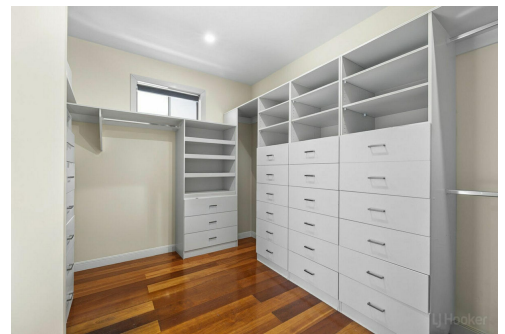
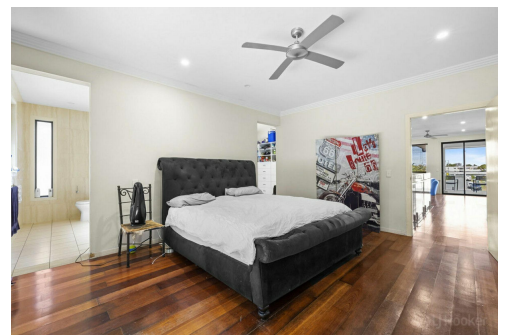
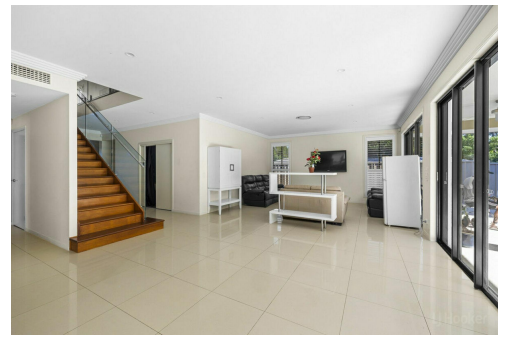
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**TOTAL: 289 m<sup>2</sup>**  
 FLOOR 1: 142 m<sup>2</sup>, FLOOR 2: 147 m<sup>2</sup>  
 EXCLUDED AREAS: DECK: 24 m<sup>2</sup>, PORCH: 6 m<sup>2</sup>, GARAGE: 57 m<sup>2</sup>,  
 BALCONY: 12 m<sup>2</sup>  
 WALLS: 19 m<sup>2</sup>

Floor plans create by GC Property Media measurements deemed highly reliable but not guaranteed