

7008 Riverview Crescent, Sanctuary Cove

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Luxurious North-Facing Sanctuary with River Views

FOR SALE
Offers Over \$4,299,999

AGENTS

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Experience unmatched elegance and comfort in the prestigious Riverview Crescent, one of Sanctuary Cove's most sought-after addresses. Set on an impressive 2,109sqm elevated block, this breathtaking residence captures spectacular north-facing river views and has been meticulously reimaged into a contemporary showpiece by Symcorp —an award-winning local builder celebrated for their exceptional craftsmanship. Every element of this home has been carefully curated, with bespoke furnishings handpicked to complement its luxurious aesthetic. Offered fully furnished, this residence allows you to enjoy a seamless, sophisticated lifestyle from the moment you step inside.

Outdoors, paradise awaits. A custom mosaic pool sparkles amid manicured gardens, while the refreshed cabana, complete with a BBQ area and alfresco deck, invites relaxed entertaining or peaceful rejuvenation. Symcorp's expertise shines through every finish, creating spaces that offer both beauty and functionality.

Key Features Include:

- Captivating natural light with soaring ceilings and stunning designer chandeliers

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.

 **LJ Hooker**

- Zoned ducted air conditioning ensuring year-round comfort in every room
- Expansive open-plan living areas seamlessly extending to outdoor retreats
- Gourmet kitchen with stone benchtops, soft-close cabinetry, and premium European appliances, including Miele dishwasher, Siemens induction cooktop, Electrolux microwave, LG double-door fridge, and Ilve wine fridge
- Five spacious bedrooms with herringbone flooring, designed for refined comfort
- Four luxurious bathrooms, each featuring stone vanities, frameless shower screens, and floor-to-ceiling tiling. The master ensuite boasts a his-and-hers shower and vanity
- Resort-style saltwater pool, framed by lush landscaped lawns
- Designer cabana complete with a built-in BBQ nook, TV, ceiling fan, and alfresco deck
- Secure double garage with golf buggy accommodation plus additional off-street parking
- Advanced irrigation system ensuring easy garden maintenance
- Fully furnished with high-end, custom-selected pieces included in the sale

Additional Information:

- Body Corporate Fees: Approx. \$184.43 per week
- Council Rates: Approx. \$5,557.75 bi-annually
- " Water Rates: Approx. \$558.20 per quarter
- " Rental Appraisal: Estimated \$2,400 —\$2,500 per week

An Exclusive Sanctuary Cove Lifestyle:

Living in Sanctuary Cove means joining Australia's most luxurious gated community, located just a short drive from Surfers Paradise and Brisbane. The estate offers world-class amenities, including two championship golf courses, a 300-berth marina, vibrant Marine Village with fine dining and boutique shopping, as well as 24/7 land and water security.

Enjoy the indulgences of the Intercontinental Hotel, direct access to the Gold Coast's magnificent Broadwater, and exceptional lifestyle conveniences right at your doorstep. FIRB approval makes this incredible property accessible to overseas buyers as well, further cementing Sanctuary Cove's status as a highly desirable destination.

Sanctuary Cove is a FIRB-approved secure estate, meaning overseas buyers can purchase with none of the normal restrictions, in example purchase without holding temporary or permanent residency.

Note: Sanctuary Cove is a secure, gated community. Please register with us prior to inspecting the property so we can arrange gate access for you.

Disclaimer: While every effort has been made to ensure the accuracy of this information, prospective buyers are advised to conduct their own inquiries to confirm the details.

This property is being sold without a price or by auction and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and MBW 88 Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent

inquiries and seek your own independent advice in respect of this property or any property on this website. Melody Hu is an employee of MBW 88 Pty Limited.

MORE DETAILS

Property ID	5GVKF41
Property Type	House
Land Area	2109 m2
Including	Air Conditioning Ducted Heating Alarm Pool Built-in-Robes Solar Panels

Jane Doogan 0413 872 972

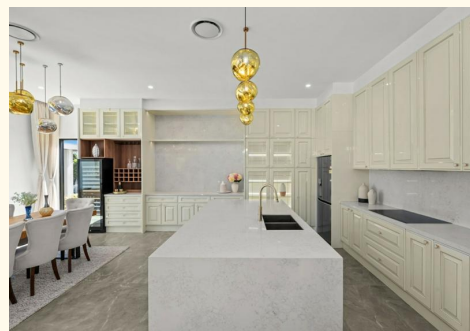
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7008 Riverview Crescent Hope Island

Internal Area: 376m² | External Area: 102m² | Total Area: 478m²

Melody Hu
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ARCH MEDIA STUDIO

All measurements are approximate and for illustrative purposes only. This floorplan is to be considered a general guide only. Interested parties should rely on their own enquiries. Floorplan provided by: www.archmedia.tv

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