



### 10-12 Sickle Avenue Hope Island QLD

Athena Quays - Situated in a prime waterfront position, this expansive 3-bedroom skyhome offers an open-plan living and dining area with breathtaking views of the water and the Gold Coast skyline, complemented by luxurious contemporary finishes.

Featuring 3 spacious bedrooms, a powder room, multipurpose room/study and walk-in laundry, this residence caters to every need. With ample space and elegance, this home also includes two secure undercover car parks and a basement storage cage.

#### SKYHOME APARTMENT FEATURES

- Miele gas cooktop
- Miele wall oven

[For full version visit the website](https://www.eraqld.au/8026756)

**Type** : Apartment  
**Price** : From \$1,625,000  
**View** : <https://www.eraqld.au/8026756>



**Alex Caraco**  
1300 982 888



**ATHENA QUAYS**  
HOPE ISLAND

TOWER A  
**UNIT G**

3 BEDROOM +  
MPR + POWDER

 BEDROOMS	3
 BATHROOMS	3.5
 PARKING	2

INTERNAL	184 SQM
EXTERNAL	23 SQM
TOTAL	207 SQM



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0 0.5 1 2m



LEVEL 5-8



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ATHENA QUAYS

FLOOR PLAN



# ATHENA QUAYS

HOPE ISLAND



## DEVELOPMENT FEATURES

- Prime waterfront location
- Sophisticated, modern contemporary architecture with superior finishes
- Spectacular water views
- Lush landscaped gardens designed by award winning Form Landscape Architects
- Thoughtfully designed to promote community living
- Impressive resort style lobby with first class amenities
- A stone's throw from the new Hope Island Marketplace
- A short drive to the new \$470 million Westfield Coomera Shopping Centre
- Minutes to cosmopolitan restaurants & cafes, world-class golf courses, Australia Fair & Harbour Town Shopping Centres, Wave Break Island & South Stradbroke Island

## APARTMENT FEATURES

- Ducted air-conditioning to each unit
- Spacious open-plan living areas
- Generous sized balconies
- Fully equipped kitchens with gas cooktops & quality stainless steel appliances
- Engineered stone with modern tapware
- Appealing design, high standard of interior finishes with quality fitting and fixtures
- Acoustic treatments to Australian Standards

## SKYHOME APARTMENT FEATURES

- 900mm Miele (or equivalent) gas cooktop
- Miele (or equivalent) wall oven
- Engineered timber flooring to living areas
- Carpet to bedrooms
- Integrated refrigerator
- Wine fridge
- Stone benchtop
- Bath in master ensuite
- Custom joinery in master walk-in robe
- Butler's pantry
- Walk-in laundry

## RESIDENTS' FACILITIES

- Business lounge with private offices and boardroom facilities
- Luxurious pool with sauna
- State-of-the-art gymnasium
- Yoga/Pilates room
- Children's indoor play area
- Zen garden
- Private screening/media room
- BBQ facilities
- Pet wash bay
- Secure residents' underground parking

## MANAGEMENT

- On-site management by an approved property manager
- Leasing and maintenance needs

## STAGE ONE TOTAL

- 66 2 bedroom apartments
- 24 3 bedroom apartments
- 90 TOTAL APARTMENTS

## COUNCIL RATES

- Approximately \$2200 per annum

## WATER RATES

- Approximately \$1200 per annum

## BODY CORPORATE FEES

(Approximate including administration & sinking fund)

- 2 bedroom \$70 – \$74 per week
- 3 bedroom \$79 – \$91 per week

## CONSTRUCTION

- Stage One construction commencement late 2022
- Stage One anticipated completion late 2023/early 2024

## TERMS OF PURCHASE

- 10% deposit (cash, bank guarantee, electronic transfer, or similar approved)
- Deposits held by Short Punch & Grotorix (Vendor's lawyer)
- Settlement – 14 days after registration of plan



FOR FURTHER INFORMATION:

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➔ [www.aniko.com.au](http://www.aniko.com.au)

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ATHENA QUAYS

HOPE ISLAND

SKYHOME COLLECTION