







Absolute Marina Front Luxury with Private 15-Metre Pontoon

4 3 4 458m2

Imagine stepping from your private waterfront terrace onto your own boat before cruising through the world-renowned Hinchinbrook Channel and out to the Great Barrier Reef. Offering an enviable waterfront lifestyle in the prestigious Port Hinchinbrook Marina, this architecturally designed residence combines luxury, space and direct boating access in one exceptional package.

Positioned within one of Cardwell's most exclusive marina precincts, Unit 1/27 Poinciana Boulevard presents an outstanding opportunity to secure a premium waterfront home with a private 15-metre pontoon, expansive living areas and breathtaking marina views. Whether you're a passionate boatie, a keen fisherman or simply seeking a luxurious coastal escape, this remarkable residence

Price	SOLD for $875,000
Property Type	Residential
Property ID	1135
Land Area	458 m2

Agent Details

Tamara Stokes - 07 4066 8700

Office Details

Cardwell
65 Victoria Street Cardwell
QLD 4849 Australia
07 4066 8700

delivers the lifestyle you've always dreamed of.

Sophisticated Design with Exceptional Space

Spanning an impressive 327m2 over two thoughtfully designed levels, this spacious townhouse has been crafted to maximise natural light, water views and effortless indoor-outdoor living.

At the heart of the home, the stunning entertainer's kitchen is sure to impress, featuring beautiful American White Oak cabinetry, granite benchtops, quality stainless steel appliances, cappuccino buffet and generous preparation space. The open-plan living and dining area flows seamlessly onto the newly tiled undercover entertaining terrace, where uninterrupted marina views provide the perfect backdrop for relaxing or entertaining family and friends.

Luxury Accommodation

Designed to comfortably accommodate family and guests, the residence offers four generous bedrooms across two levels.

The luxurious master suite is a true retreat, complete with:

- Spacious dressing room / walk-in wardrobe
- Elegant spa ensuite
- Private waterfront balcony
- Stunning marina views

A second upstairs guest bedroom also enjoys direct balcony access overlooking the marina, while the remaining bedrooms are generously proportioned and serviced by beautifully appointed bathrooms. A fourth bedroom on the ground floor offers ideal accommodation for guests, extended family or those seeking single-level living.

Property Features

- Architecturally designed two-level waterfront residence
- Expansive 327m2 floor plan

- Four generous bedrooms
- Three stylish bathrooms
- Luxurious master suite with spa ensuite and dressing room
- American White Oak gourmet kitchen
- Granite benchtops throughout
- Stainless steel appliances
- Italian ceramic floor tiles
- Spacious open-plan living and dining
- Newly tiled undercover entertaining terrace
- Daikin split-system air conditioning throughout
- Full-size internal laundry
- Double remote garage with workshop space
- Additional off-street parking
- NBN connectivity
- Land size: 458m2

Your Own Private Marina Berth

One of the property's most exceptional features is its private 15-metre pontoon, complete with three-phase power and water, providing direct access to the Hinchinbrook Channel and the Great Barrier Reef.

Launch straight from your backyard to experience world-class fishing, island adventures and some of Australia's most spectacular cruising waters—all without leaving home. Whether you own a large cruiser, fishing vessel or sailing yacht, this is waterfront living at its finest.

An Outstanding Investment Opportunity

The property is currently leased, providing immediate rental income while offering the opportunity to secure an exceptional waterfront residence for the future.

Current Tenancy

- Rental income: $565.00 per week
- Fixed-term lease expiring 14 January 2027
- Minimum 48 hours' notice required for inspections in accordance with Queensland tenancy legislation.

Experience the Cardwell Lifestyle

Perfectly positioned between Townsville and Cairns, Cardwell offers an unmatched coastal lifestyle where boating, fishing, island adventures and rainforest experiences are all on your doorstep. Enjoy nearby cafés, restaurants, shopping, walking trails and the relaxed atmosphere that has made Cardwell one of Tropical North Queensland's hidden gems.

A Rare Marina Front Opportunity

Luxury marina residences with private pontoons of this calibre are rarely offered to the market. Combining premium finishes, generous family accommodation, exceptional boating facilities and an unbeatable waterfront location, Unit 1/27 Poinciana Boulevard represents one of Cardwell's finest lifestyle opportunities.

Contact Tamara Stokes at Hinchinbrook Real Estate today to arrange your private inspection and discover the ultimate waterfront lifestyle waiting for you.

Image Disclaimer: Some images used in the marketing of this property have been digitally enhanced using artificial intelligence (AI) to improve overall presentation. Enhancements may include adjustments to lighting, colour, clarity, sky appearance, and the removal of minor visual distractions. The images are intended for marketing purposes only and should not be relied upon as an exact representation of the property's current condition. Prospective purchasers are encouraged to inspect the property in person and rely on their own enquiries.

Port Hinchinbrook Provisional Priority Development Area was declared on 10 November 2025:

The Queensland Government has declared the Port Hinchinbrook Provisional Priority Development Area (PPDA) – the first in Queensland’s history – to restore the area into a thriving tourism, commercial and residential precinct.

Located near Cardwell in North Queensland, the area is

surrounded by Hinchinbrook Island National Park and the Great Barrier Reef Marine Park, boasting ecological treasures and a lifestyle unique to the region.

The PPDA will restore this 140-hectare site by addressing long-standing challenges and unlocking the precinct's full potential. By resolving complex planning issues, the PPDA will deliver lasting benefits for Port Hinchinbrook, Cardwell and the wider Cassowary Coast region.

https://www.yoursay.edq.qld.gov.au/port-hinchinbrook-ppda

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.