

23/82-86 Limetree Pde, Runaway Bay, QLD 4216

Sold - 30/11/2021

Unit 3  2  2 



## Under Contract

Auction Location: In Rooms - LJ Hooker Broadwater.

### Open for Inspection

By Appointment.

This is undoubtedly the BEST property in Limetree Waters East for its location, size, aspect, privacy and size of marina berth. This beautifully presented property has had a substantial makeover with every wall taken back to bare bone and replaced, including new hybrid flooring, which is waterproof and scratch resistant, to the living, dining, kitchen, entry, and hallway; new carpets in the bedrooms; new paint throughout, completely renovated ensuite, main bathroom and laundry; brand new kitchen with Caesar-stone benches, soft-close drawers and cupboards, brand new Bosch appliances incl a brand new double door fridge and the list goes on. A full-length east-facing new TREX decking provides for outdoor relaxation and to take in views of the water.

It is set in a highly sought-after, waterfront complex in arguably one of the best maintained garden settings in Runaway Bay. If you are seeking a quiet and idyllic environment together with beautiful facilities, then this property will be your next home. The property attracts an abundant amount of natural light, conveniently located in Runaway Bay just minutes to major shopping centres, cafes and restaurants and an easy boat ride to the fabulous Broadwater.

The key features for this property are endless, but here are just few.

- Ground floor Waterfront Unit with Uninterrupted Views & Marina Berth
- 3 Bedrooms + MPR or Study, 2 Bathrooms
- Brand new kitchen with extensive bench-top space and cupboards, soft-close drawers, and new appliances incl a brand new double door fridge
- Spacious, open plan, air-conditioned living, and dining area to the kitchen with breakfast bar
- Main bathroom with floor-to-ceiling tiling and LED lighting
- Full separate laundry plus storage and brand new dryer
- Ceiling fans in the living area and all bedrooms
- Ground Floor with Concrete Subfloor for privacy
- 8-meter marina berth complete with power and water
- Extensive exclusive-use outdoor living and entertaining area
- Water views from living, dining, & master bedroom and direct bi-fold door access to the deck
- Secure gated community, 1 lock up garage plus a dedicated car space, Intercom system, Large resort-style swimming pool and BBQ area
- Pets upon approval
- Body Corporate Fee approx. \$105 per week
- Walking distance to local restaurants, cafes, and the Broadwater
- Short drive to Runaway Bay and Harbour Town Shopping Centres

### Listed By

Mary Malone

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