

**1/49 Broadwater Street, Runaway Bay, Qld 4216**

 Ray White Coastal

**Duplex/Semi-detached For Sale**

Thursday, 21 December 2023

1/49 Broadwater Street, Runaway Bay, Qld 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Tim Zampech  
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## Auction

Centrally located close to the beautiful Broadwater, boat ramps and all amenities, this fabulous two-storey home in sought-after Runaway Bay ticks all the boxes! Boasting a generous layout, low-maintenance tropical gardens and a sparkling inground pool, this family home offers rare features not often found in similar properties.

**Ground Floor+**  
Spacious open-plan lounge and dining area featuring timber-look flooring and stacking sliding doors to alfresco+ Undercover tiled alfresco area overlooking the inground pool and yard+ North-facing fully-fenced rear yard with low-maintenance tropical gardens+ Modern 2-pac kitchen with stone bench tops, stunning marble-look splash backs, large corner pantry, ample storage and stainless steel appliances including a dual dish-drawer dishwasher+ Separate laundry with storage and separate powder room downstairs

**First Floor+**  
Generous main bedroom with large walk-in wardrobe, private ensuite with floor-to-ceiling tiles, stone top vanity with twin basins and spa bath, and north-facing balcony overlooking the pool+ Two additional guest bedrooms with built-in robes and balcony access plus a separate study or home office+ Guest bathroom with large stone top vanity with plenty of storage, shower, bathtub and floor-to-ceiling tiles+ Fully carpeted second living area or multi-purpose room with a large walk-in linen closet

**Other+**  
Double lock-up garage with internal access and under-stairs storage+ Reverse cycle air-conditioning on both levels+ Large solar system meaning very low power bills+ Pet-friendly duplex with no body corporate fees to pay

**Location:+** Walk to the Broadwater's seaside walking tracks and Quota Park (800 metres)+ Short drive to Land's End Boat Ramp (600 metres)+ Short walk to Surfside bus stop (100 metres)+ Short drive to Runaway Bay Shopping Centre (1 km) and Harbour Town Outlet Shopping+ St Francis Xavier Catholic School (Primary) (2 km), Biggera Waters State School (Primary) and Coombabah State High School nearby+ Runaway Bay Library and Community Centre (1.4 km)+ Runaway Bay Sports Centre and sports fields (1.5 km)

Runaway Bay offers a unique blend of natural beauty, recreational opportunities and modern amenities. Whether you're seeking a peaceful retreat, an active lifestyle by the water or convenient access to shops, schools and transport, Runaway Bay has something for everyone. Don't miss this opportunity to secure this fabulous home in a fantastic location!

**Auction:** 30th January 2024 at 11am unless sold prior

**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.