

**25 / 3 Lee Road, Runaway Bay, Qld 4216**

 Coastal

**Sold Villa**

Tuesday, 5 September 2023

25 / 3 Lee Road, Runaway Bay, Qld 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**

**\$1,340,000**

Auction In Rooms, Tuesday 26th September at 11am, Harcourts Coastal Office, 12 Grice Avenue, Paradise Point Perfectly positioned and offering exceptional water views, you'll find this spacious and well-presented waterfront villa that has so much to offer! Located in a super-quiet, well-managed and secure complex this split-level residence also comes with a double-sided 7 metre\* pontoon right out the front for easy boating access to the Broadwater. Thoughtfully designed with a functional layout and various inviting spaces for relaxation both indoors and outdoors, you'll experience the comforts of this residence, like you are on a perpetual holiday! Situated in a secluded yet conveniently accessible location, close to Runaway Bay shopping, the Broadwater and Harbourn town.

- Generous 249m<sup>2</sup>\* villa
- Magnificent uninterrupted waterfront views
- The sophisticated master bedroom boasts opulent teak flooring and elegant VJ panelling, enhanced by a balcony that provides enchanting water views. Complete with an ensuite bathroom and a generously sized walk-in robe
- Two additional bedrooms featuring ceiling fans, built-in robes and plantation shutters for enhanced comfort
- Upstairs media room complete with a premium Bose Sound System for an immersive entertainment experience and split system air-conditioning
- Expansive 60m<sup>2</sup>\* outdoor waterfront terrace, perfect for serene outdoor living and entertaining, complete with a built-in umbrella and electric shade cover for added comfort
- Contemporary kitchen featuring sleek stone benchtops, glass splashbacks, a gas cooktop, and seamlessly integrated appliances, including a Miele Coffee Machine, Liebherr Wine Fridge, and Ziptap for added convenience
- Inviting sunken lounge area equipped with a split system air-conditioning for optimal comfort
- Conveniently located powder room on the ground floor
- Elegant and sleek teak timber flooring extends throughout the villa
- White plantation shutters grace every area, creating a cohesive and stylish ambiance
- Includes a gas hot water system for efficient and reliable heating
- Spacious double automatic garage offering ample storage space, a functional workbench, epoxy flooring, and a convenient laundry area within the garage
- Expansive and secluded front courtyard, providing ample space for privacy and relaxation
- Floating pontoon - 7 x 1.5m\*, double-sided, includes power and water
- Merely one bridge away from Broadwater access
- Equipped with a 5kW solar power system for efficient and sustainable energy generation
- Secure gated complex includes swimming pool, tennis court, BBQ's, recreation room

Call Shaun now to discuss this superb waterfront villa!

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