

**32/3 Lee Road, Runaway Bay, Qld 4216**



**Townhouse For Sale**

Saturday, 18 November 2023

32/3 Lee Road, Runaway Bay, Qld 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Sam Burton Lauren Tipping  
0439582354



Grace Delafosse  
0401030016

## Auction

This property is going to Auction on Wednesday 6th December at 2.00pm at Ray White Sovereign Islands, The Sovereign Mile, Paradise Point. The seller asks that all offers prior to Auction are presented for their consideration. Perfectly positioned and offering exceptional water views, you'll find this spacious and well-presented waterfront villa has so much to offer! Located in a quiet, well-managed and secure complex, this split-level residence also comes with a single-sided floating pontoon for easy boating access to the Broadwater. Property Features: • North facing prime water views • One-sided floating pontoon equipped with power and water connections • Northern external living area with waterfront views • Only 1 bridge to broadwater allow for quick access • 5KW Solar Panels • Secure gated complex • Kitchen with stone benchtops (increased height), extra storage, soft close draws, gas cooktop and integrated appliances • Ground floor powder room with toilet • Split level lounge and dining area with split system air conditioning system • Master bedroom, complete with renovated ensuite bathroom and a walk-in robe • Two additional bedrooms featuring ceiling fans, built-in robes, and plantation shutters • Additional living area upstairs with its very own balcony and water views • Ducted air-conditioning in all upstairs rooms • Double automatic garage with built in storage • Plantation shutters throughout • Secluded front courtyard

Resort Style Facilities: • Swimming pool • Tennis court • BBQ areas • Recreation room

Seamlessly achieved is the transition from indoor to outdoor living. Designed over two large levels, this villa maximises available space and light in such a way as to give an overall impression of expansiveness and indulgence. This generously sized villa is best suited for those who appreciate a combination of luxury, natural beauty, and a lifestyle that integrates relaxation and outdoor activities. Situated in a secluded yet conveniently accessible location, close to Runaway Bay shopping centre, the Broadwater and Harbourn town, this property will not last long. This is more than a home; it's a lifestyle, don't miss out on your chance at securing your slice of paradise - The sellers will consider offers prior to Auction!

Disclaimer: We have in preparing this information used our best endeavour 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 vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.