

# 34 Cockleshell Court, Runaway Bay, Qld 4216

## Sold House

Saturday, 30 September 2023

34 Cockleshell Court, Runaway Bay, Qld 4216

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 4**

**Area: 692 m2**

**Type: House**



Michael Harvey  
0755266999



Andrew Harvey  
0449269000

**\$2,830,000**

Team Harvey is extremely honoured to present 34 Cockleshell Court, Runaway Bay. Situated on the ever-popular Runaway Islands & in a quiet Cul-De-Sac this brand-new build is like no other. Capitalising on the Northern aspect this executive waterfront home is at the forefront of elegance and style and is an absolute must inspect. Highlighted by luxurious fittings & 5 Ensuites bedrooms, this property has space for the entire family. Be the envy of others and register your interest quickly with Michael or Andrew.

**Features**

**Bedrooms**

- Grand master retreat with large walk-in robe, sensational water views and undercover outdoor balcony.
- Super-sized ensuite with floor-to-ceiling tiles, large shower, double vanity and freestanding bath.
- Four extra king-sized bedrooms throughout the entire house all offering personal ensuites with floor to ceiling tiles.
- Well positioned powder room downstairs with floor to ceiling tiles.

**Living**

- Open plan living & dining with high ceilings overlooking outdoor entertaining + water views.
- 2nd formal living area centralised in the property with garden views.
- Elegant powder room downstairs perfect for entertaining guests.
- Generous sized 3rd living space upstairs, perfect for potential media room.
- Chefs' kitchen with stone benchtops & 40mm waterfall, Fisher and Paykel appliances, large island bench, butler's pantry, plumbed fridge cavity and ample storage.
- Light filled living spaces all fully tiled offering access to outdoor entertaining + water views.

**Extras**

- 4 separate living spaces throughout.
- Fully tiled throughout main living areas downstairs.
- Ducted zoned air-conditioning throughout entire home.
- 2.7m ceilings throughout entire downstairs and 2.6m ceiling height upstairs.
- Spacious laundry with ample storage and access to rear of property.
- Great storage under staircase and throughout entire house.

**Outdoor**

- North facing undercover entertaining overlooking pool & outdoor deck toward canal.
- Vergola entertaining alternative offering extensive views down canal.
- Beautiful timber decking right out to canal edge offering a great spot to relax.
- Sparkling in ground pool with synthetic turf surrounding & elegant glass fencing.
- Pontoon quotes provided and ready for buyer approval. 5min access to Broadwater.
- Oversized double automatic lock up garage + rear roller door access & workshop space.
- Off street parking behind electric gate for multiple vehicles.
- Immaculately landscaped with tropical heliconias and lush grass.
- Low maintenance gardens, great yard space for kids, fully fenced for ultimate privacy.

**Lifestyle**

Walking distance to a variety of local amenities such as Runaway Bay Sports Complex incorporating the Gold Coast Performance Centre, Indoor Sports Complex, Cricket, Tennis & Netball clubs, Sports fields, cycling and walking tracks. Very close to world class schools such as TSS, St Hilda's & AB Paterson College, also near a library, daycare centre, church & quick access to Runaway Bay Shopping Centre & Harbour Town. A short drive to the Gold Coast University Hospital, Griffith University, Gold Coast's great beaches and easy access to the M1 Motorway onto Brisbane / Coolangatta.

**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.