

**4 Ama Avenue, Runaway Bay, Qld 4216**



**House For Sale**

Friday, 14 June 2024

4 Ama Avenue, Runaway Bay, Qld 4216

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 962 m2**

**Type: House**



Ben Fisher

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## Auction

The Offer The impressive footprint of this home is massive - 419m in total - so it stands to reason that it is perfectly positioned on a large 963m block with dual street access. A home ideal for families seeking space, convenience, and the potential for future enhancement. This has always been an impressive house. And has since been transformed into a vast, diverse and flexible home suitable for all kinds of families and their requirements. The secret value of this home though, lies within its capability to be changed in substance... as if by alchemy: Currently a welcoming 4-bedroom, 3-bathroom abode perfectly suited as a multi-generational home, it can be easily reconfigured. Transform the 2 adjoining guest bedrooms into a generous teenager/grandparents retreat and suddenly the home takes on a different theme. Or even repurpose the same space into a designer home workspace, in addition to the existing separate office/study.

Runaway Bay is recognised as the regeneration capital of the northern Gold Coast. Revitalised by young, inventive and energised families who are transforming this naturally inspiring Broadwater suburb into a cool, fun and vibrant place to grow and thrive.

Highlights- 4 bedrooms, 3 bathrooms, 3 car garaging plus 3 carports, lockable jet ski or motorcycle garage- Large office/study can double as a fifth bedroom- Dual street access (Ama Ave and Mount Hagen Dr)- Glistening saltwater lagoon-style pool with deep blue tile- Multiple large undercover outdoor entertaining areas- Vaulted ceiling in main living area impressing with expansive space- Modern kitchen fitted with stainless steel appliances accented with stone counter tops and timeless shaker-style cabinetry- Uber-cool sunken lounge area framed by a stylish bulkhead affords higher than normal ceilings which carry through to the master suite- Newly painted throughout in a seamless neutral tone to compliment any décor style- Private cul-de-sac position with only 6 neighbours in the street- Large master wing with huge modern ensuite and walk-in wardrobe - Second master guest bedroom with walk-in wardrobe and ensuite- 2 additional guest/children's bedrooms, joined by a handy pocket sliding door- Timber and tiled floors throughout- Main guest bathroom with tub- Large galley-style laundry with stone counter tops and loads of storage

Numbers- 963m block with dual street access (Ama Ave and Mount Hagen Dr)- 419m building (258m internal, 161m external)- Council rates \$1,036 per 6 months- Water rates \$612 per quarter (depending on usage; home has 2 vast rainwater tanks)- 3 car garaging plus 3 carports plus lock-up jet ski/motorcycle garage- 450m walk to the Broadwater- 800m to boat ramp for bridge-free access to the Broadwater and Pacific Ocean- Rental appraisal up to \$1,300 per week- Last renovated 2012- Built 1987

Living in a strong community creates unshakable social bonds. Here in Runaway Bay, community sentiment runs deep and the natural beauty of the Broadwater bonds us together. When it comes to our happiness and family, it's natural for us to choose a beautiful location with great schools, convenience and lifestyle. In nature, instinct determines life and location. While it's easy to assume we choose where we live, on reflection it might just be instinct that guides us after all.

Thinking about real estate? We should talk. Call Ben, your mate in real estate.

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