

5/82-86 Limetree Parade, Runaway Bay, Qld 4216



Unit For Sale

Wednesday, 17 April 2024

5/82-86 Limetree Parade, Runaway Bay, Qld 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Irma Smith

\$799,000

Discover the Perfect Retreat in Runaway Bay! Nestled within the sought-after "Limetree Waters East" complex, this spacious and light-filled single-storey unit on the first floor offers an ideal blend of comfort and convenience. Boasting a secure gated community on canal waterfront, this residence enjoys a prime location in Runaway Bay. Meticulously maintained, this complex offers for your enjoyment resort-style amenities including a sparkling pool, BBQ facilities, and a charming dining area. Additionally, residents have access to a marina offering long-term berth rentals. The generous layout of the unit accommodates flexible living arrangements, catering to individuals, couples, or families. Whether you seek a comfortable abode or a promising investment opportunity, this property presents an enticing choice.

Key Features:

- * Spacious open-plan living area with a balcony
- * Dedicated dining space
- * Well-appointed kitchen with breakfast bench
- * Luxurious master bedroom featuring large built-in robes, ensuite, and spa bath
- * Two additional bedrooms, ideal for family living
- * Separate open-plan study area with a private balcony
- * Family bathroom with integrated laundry facilities
- * Inviting balcony, perfect for relaxation
- * Single garage with an additional allocated car space
- * Ceiling fans throughout, ensuring comfort
- * Air-conditioning in the main living area

NUMBERS: Body Corporate Fees Approx \$130 per week Council Rates Approx \$1500 per year Water Rates Approx \$350 per quarter Rental Appraisal - \$760 - \$780 per week

Location Highlights: Walking distance to Harbour Town Shopping Centre and Runaway Shopping Centre Proximity to Biggera Waters State Primary School, Coombabah State High School, and local childcare centers Nearby sporting fields, Gold Coast City Council library, medical facilities, and more Just 2km to the sandy beaches and picturesque parks of the Gold Coast Broadwater Convenient access to Gold Coast University Hospital, Griffith University, and Light Rail (5km) Easy reach to Hard Rail (Helensvale Train Station) within 6km

For more information or to schedule a viewing, please contact Irma Smith on 0418 744 470. Don't miss out on this exceptional opportunity to secure your slice of paradise in Runaway Bay!