

**6/12 Canal Avenue, Runaway Bay, Qld 4216**



**Sold Unit**

Saturday, 19 August 2023

6/12 Canal Avenue, Runaway Bay, Qld 4216

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 125 m2**

**Type: Unit**



Emma Grant  
0755013700

## Contact agent

Emma Grant is proud to present 6/12 Canal Ave, Runaway Bay. Located in the highly sought after "La Provence" on this bridge free, direct north/ west canal sits this highly desirable, 2-bedroom, 2-bathroom unit on the second floor with stunning waterfront views from the balcony. The seller is motivated and asks that all offers are presented for an urgent sale. The List of Inclusions:- Modern kitchen with stone benches- Balcony overlooking the water and pool- 2 double bedrooms with built in robes, master with east facing patio, WIR and ensuite- Tiled, open plan living area- In ground, sparkling swimming pool and beautifully landscaped gardens- Two allocated car parks- Low body corporate rates - Healthy sinking fund- Allocated berth, with direct ocean access- Council rates \$1800\* per annum- Water rates \$350\* per quarter- Vacant possession Runaway Bay Lifestyle: Walking distance to a variety of local amenities such as Super sports centre, Cycling and walking tracks, Runaway Bay leagues, Cricket, Soccer & Netball clubs, Library, School, Daycare centre, a variety of restaurants, Runaway Bay shopping village and Harbour Town. Runaway Bay is considered the safest suburb in Queensland with record low crime rates. A short drive to the Gold Coast Hospital, Griffith University, Gold Coast's great beaches and easy access to the M1 motorway onto Brisbane/ Coolangatta. This property is ideal for downsizers, first home buyers or astute investors located in a quiet street, close walking distance to local shops and public transport. Start living the Gold Coast Holiday Lifestyle today, Call Emma on 0403 836 523 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 vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.