

# 6 Boda Court, Runaway Bay, Qld 4216



## Sold House

Saturday, 13 April 2024

6 Boda Court, Runaway Bay, Qld 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 630 m2

Type: House



Leo Ryan

0414810495

**\$1,265,000**

Leo Ryan is proud to present 6 Boda Court Runaway Bay. If you have been waiting for that opportunity to buy a home that you can renovate and add value, then you must inspect 6 Boda Court Runaway Bay. This property is located in a quiet cul-de-sac position with a beautiful north - east aspect in the highly sought after suburb of Runaway Bay. The home is neat and tidy with a functional floor plan including a walk through kitchen that overlooks the large covered alfresco area. The kitchen is also central to the traditional formal dining area and the family room / second living area. The home is located on a 630m<sup>2</sup> block with room for a pool in the front yard or the back yard, the choice is yours. The astute new owner will appreciate the quality of the build and their imagination and dreams will unlock all the potential this home has to offer. The vendors are highly motivated and want the property SOLD. They will sell prior to auction so be quick and do not miss this opportunity. Feature of this property include:

- Large 630m<sup>2</sup> block with North East aspect in a great location
- Sold brick construction that could easily be modernised with render
- Neat, tidy and very liveable, also a perfect renovator
- Large covered alfresco area with plenty of yard space - room for a pool!
- Tightly held cul-de-sac street in a very central location
- Master bedroom with walk in/through robe that leads into the ensuite
- Main bathroom with shower and separate bath
- Separate powder room to bathroom
- Colonial style kitchen with new Smeg induction cooktop
- Formal lounge and dining room plus additional family/living area
- Separate laundry
- Double lock up garage
- Security screens on windows/doors
- Ducted reverse cycle air conditioning throughout
- Fans to living room, bedroom 1 and master bedroom
- New Smeg induction cook top recently installed
- Solar hot water system and solar power system
- Spear pump for watering lawns and gardens
- Double garage with electric roller doors
- Two garden sheds - substantial storage and workspace
- Fully fenced secure yard - pet friendly
- NBN connected
- Walking distance to St. Francis Xavier Catholic school and Runaway Bay shopping centre
- A short drive to the vibrant Paradise Point cafés, restaurants and Broadwater parklands
- Public Boat ramp and parklands on the Broadwater approximately 800mtres away
- 1 minute drive to Runaway Bay shopping centre
- 3 Minutes to Paradise Point Village and Broadwater parklands
- 10 Minutes to Gold Coast University hospital and Griffith University
- 15 Minutes to Gold Coast surf beaches
- 15 Minutes to world famous theme parks
- Easy access to major arterial roads and M1
- Rental Appraisal \$860 - \$890 per week
- General Rates \$ 1069 per ½ Year

Make no mistake this property is a great opportunity to renovate and make it into your family home. Our vendors are genuine sellers and will consider all offers prior to auction, they will sell prior to auction. To arrange your inspection please text or phone Leo on 0414 810 495

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.