

**70/100 Morala Avenue, Runaway Bay, Qld 4216**



**Townhouse For Sale**

Tuesday, 30 April 2024

70/100 Morala Avenue, Runaway Bay, Qld 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## JUST LISTED

SHOWCASE TOWNHOUSE IN CANAL FRONT "OASIS" COMPLEX With almost 200 m<sup>2</sup> of undercover luxury, we offer you a great opportunity to secure this 3 Bedroom, 2 level turnkey offering with a touch of quality you have been yearning for. Oasis is an exclusive pet friendly enclave of mainly owner occupied townhouses with impeccable facilities and only a short trip to the Broadwater. With relatively LOW Body Corp Fees as well as full security, a large residents pool, recreation/Gym area, community room for your private functions, on site management & tennis court, you will rarely have to leave home. What's on offer?

- 3 bedrooms with the main offering you a big fitted walk-in robe & premium ensuite
- A specially crafted combination of indoor/ outdoor living for year round entertaining
- High quality kitchen with soft closing drawers, AEG induction cooking & dishwasher
- Hybrid modern flooring will impress for both its looks & durability
- Undercover "MUST SEE" alfresco is more than fit for a large get together
- Fully secure garage as well as carport ensure both your vehicles are inside
- Optional outdoor entertaining offers slide out movie screen as well as AstroTurf
- Split system air conditioning & ceiling fans in all bedrooms and living areas
- Recently painted with modern tones
- The community marina berth with key access for owner to launch their kayak
- Marina berths in this complex sometimes come up for lease between owners
- An abundance of visitors parking

What's nearby:

- A short stroll to The Magical Broadwater
- Runaway Bay Shopping Centre with its Cole's, Aldi, Woolies, Target & Big W
- Harbourtown with its many outlet shops, cinema & numerous dining options
- QLD State's best Sports Centre - train alongside the world's elite athletes
- The highly regarded Biggera Waters school only 1km away
- Easy stroll to nearby parks, schools and transport options
- 10 minute drive to both Gold Coast private & public Hospitals
- Griffith University campus only a short drive or scooter trip away
- The new light rail extension only 10 minutes away
- Chinatown & Southport's many attractions 10 minutes away as well

Rental potential of around \$44,000 per annum  
Body Corp fees of around \$6,800 per annum  
Land & Water Rates combined of around \$3,200 per annum  
Rental potential is around \$850 per week

This property is owner occupied at present & will not last long on the market. Flexible settlement terms on offer. View open homes as soon as you can and feel free to contact Wisdom Realty with any questions you may have.

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.