

8 Constance Esplanade, Runaway Bay, Qld 4216



House For Sale

Monday, 8 January 2024

8 Constance Esplanade, Runaway Bay, Qld 4216

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 791 m2

Type: House



Emma Grant
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Expressions Closing February 4th

Emma Grant is proud to introduce 8 Constance Esplanade, Runaway Bay, a truly exceptional home in a highly coveted location. This is a rare chance for you to own a piece of paradise in a prestigious street that is exclusively owned by high-net-worth individuals. The motivated seller of this unique residence has already purchased another property interstate and is eager to consider all offers before the closing date of the Expressions of Interest campaign. The well-designed and spacious floor plan seamlessly blends with the picturesque surroundings, offering multiple outdoor areas that are perfect for both intimate gatherings and large-scale entertaining. The stunning grounds feature expansive lawns, sun-drenched gardens, a resort-style pool, outdoor cabana, and a pontoon mooring without any bridges. Recently renovated, this home boasts a brand new gourmet chef's kitchen equipped with European V-Zug appliances, stone bench-tops, and a built-in Miele fridge. The kitchen also offers breathtaking views of the Broadwater. All bathrooms have been completely transformed with high-quality Italian tiles and top-of-the-line Caroma toilets and basins. Additional upgrades include new flooring, LED lighting, and window coverings. Outside, the garden has been revamped, footpaths have been added, and the pontoon has been re-carpeted and fitted with water and power connections. Here are some more features of this incredible property:- 3 levels with a stunning central spiral staircase- Please note that the 4th bedroom has been converted into an office- Prime location with breathtaking Broadwater views towards South Stradbroke Island- Solid suspended concrete slab construction- Spacious open plan lounge and dining area- Bridge-free boating with a pontoon suitable for a 36ft cruiser- Ducted air-conditioning and a wine cellar- New designer kitchen- Executive office opening to the canal-side alfresco area- Basement with parking for 4 cars, a workshop, and direct access to the alfresco area- Beautiful canal water outlook- Massive 70+ panel solar power system with a Tesla Battery - 15.25kw*- 4 car spaces plus a large storage/workshop area- Potential for installing a glass door lift in the stairwell- Land area of 791m²- No body corporate fees- Council rates approximately \$3,500* per year

Runaway Bay Lifestyle: Known as one of the safest suburbs in Queensland, Runaway Bay offers the best of everything. Enjoy canal living with direct access to the Broadwater. Within walking distance, you'll find the Runaway Bay Mariner, cafes, the Sports Super Centre, cycling and walking tracks, the Runaway Bay Leagues Club, the Runaway Bay Library, Biggera Waters State School, St Francis Xavier Primary School, and Cricket, Soccer, and Netball Clubs. Harbourn town Shopping Centre is also nearby, and you'll have easy access to the express rail link to Brisbane, the M1 motorway, Griffith University, and The Gold Coast University Hospital. Don't miss out on this incredible opportunity. Call Emma today at 0403 836 523.