

**11/75 Morala Avenue, Runaway Bay, Qld 4216**



**House For Sale**

Friday, 5 July 2024

11/75 Morala Avenue, Runaway Bay, Qld 4216

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Emma Grant  
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## Contact Agent

The seller has purchased elsewhere and requests that all genuine paper offers are presented for their consideration. Step into the elegance of 11/75-77 Morala Avenue, Runaway Bay. This exceptional waterfront apartment boasts a prime location, offering high ceilings, ducted air conditioning, north-facing water views, and an abundance of natural light that accentuates the spacious open-plan layout. Features:- Two generously sized bedrooms, master with ensuite and walk-in robe- Separate laundry with ample storage- Brand new ceiling fans and ducted air conditioning- Expansive high ceilings- Open-plan living and dining areas- Wrap-around balcony with picturesque water views- Modern, gourmet kitchen with brand new appliances - Study nook- Secure parking space- Freshly painted interiors, blinds, tap fittings and door handles - Council rates \$2,000\* per annum- Water rates \$1,300\* per annum- Estimated rental return of \$850\* per week- Body Corporate fees of \$141.50\* per week, inclusive of amenities such as tennis court, swimming pool, landscaped gardens, waterside boardwalk, gated estate security, admin fund, sinking fund and building insurance. Freshly painted building, newly re-surfaced pool, new astro-turf on the tennis court. Runaway Bay Lifestyle: Experience the best of Runaway Bay living with convenient access to local amenities such as the Runaway Bsy Shopping Centre, Runaway Bay Sports Complex, Gold Coast Performance Centre, indoor sports facilities, cricket, tennis, and netball clubs, as well as cycling and walking tracks. Nearby are two primary schools, a library, daycare center, a variety of shops, and easy reach to major hospitals, universities, beaches, and the M1 highway. Contact the Emma Grant Team today on 0403 836 523! 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.