

**12/100 Morala Avenue, Runaway Bay, Qld 4216**



**Townhouse For Sale**

Monday, 4 March 2024

12/100 Morala Avenue, Runaway Bay, Qld 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 174 m2**

**Type: Townhouse**



Kim Grobbelaar  
0410966372

## Auction

Welcome to this stunning residence in the sought-after location of Runaway Bay, perfectly positioned, with a northerly aspect within the prestigious and gated Oasis complex. This modern property features 3 bedrooms, 2 bathrooms, and 3 toilets, providing plenty of space for comfortable living. This townhouse offers a unique blend of privacy, abundant natural light, and low-maintenance elegance. Crafted with a keen eye for design and quality, the soaring ceilings are an architectural marvel, and the concrete suspended flooring ensures structural integrity. The kitchen is well-equipped with modern appliances and ample storage space. An expansive open-plan living area seamlessly connects to a covered outdoor alfresco space, all while enjoying serene views of lush greenery and the tranquil waterfront. Imagine unwinding or hosting unforgettable gatherings in this remarkable setting. Additionally, a generously sized balcony overlooks the double garage on the first level, which could be converted into another bedroom & ensuite which most homeowners have done. On the first floor, you'll discover three bedrooms, each meticulously designed. The master bedroom offers a captivating water view, complete with an ensuite bathroom and a walk-in robe. The property also includes a double garage for secure parking. Located in a convenient location close to shops, schools, and public transport, this townhouse offers a low-maintenance lifestyle with all the amenities at your doorstep. Don't miss out on the opportunity to own this fantastic property. Contact us today to arrange a viewing or attend the upcoming auction.

**Key Features:**

- Expansive open-plan living area
- Three well-appointed bedrooms
- Three stylish bathrooms
- Master suite with ensuite, spa bath, shutters on windows and balcony to enjoy the views
- Contemporary open plan Kitchen with stunning stone countertops, High quality cabinets, Generous pantry, integrated dishwasher & two integrated refrigerators
- Two distinct outdoor living spaces
- Separate laundry area
- Ceiling fans
- Ample storage options
- Brand New garage roller door and motor
- Hot water system only 4 years old
- Designer Timber Front Entry door
- Laundry door with Aluminium door and framework
- Patio roof over laundry area - Washing can be out all year round - rain, hail or shine
- Replaced downstairs window with Picture window and replaced the sliding door
- Renovated the outdoor Patio including patio Roof, Motorised Blinds and Tiling
- Replaced laundry with high quality cabinets and stone bench
- New high quality hybrid flooring including the stairs
- Ducted Airconditioning throughout with Airtouch 4 - remotely controlled if you are out
- Solar panels (24 panels) 6.6 kw system - Sungrow inverter
- All new lighting including down lights and power points
- Replaced garage side door
- Double lock-up garage with secure gated access
- Pet-friendly complex
- Marina berths available to rent for circa \$50 per week
- Rental appraisal at \$1,200 per week
- Rates approx: \$2,000 per annum
- Water approx: \$1,200 per annum
- Body Corporate: \$7,000 per annum (\$135 p/w)
- Building and Pest report available on request - <https://www.beforeyoubid.com.au/purchase/unit-12-100-morala-avenue-runaway-bay-qld-4216/building-pest>

Nestled within the waterfront community of Oasis, residents can indulge in resort-style living and enhanced security. This extraordinary location boasts a tropical pool, tennis court, gym, rec room, and a marina, elevating your lifestyle to new heights. Convenience is at your doorstep, with Runaway Bay Shopping Village and Harbour Town nearby, and public transport accessible right outside the complex. For boating enthusiasts, marina berths are available for rent, and the picturesque Broadwater is just a short 5-minute cruise away. For your exclusive inspection on this amazing offering, call Kim Grobbelaar today! - 0410 966 372

**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