

35 Ashgrove Avenue, Runaway Bay, Qld 4216



House For Sale

Wednesday, 10 July 2024

35 Ashgrove Avenue, Runaway Bay, Qld 4216

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 534 m2

Type: House



Leo Ryan

0414810495

Expression Of Interest Closes Mon 5th Aug. 2pm

Leo Ryan is proud to present 35 Ashgrove Avenue Runaway Bay, without a doubt the best new built home available in the highly sought after suburb of Runaway Bay. If you desire to own a brand new home which will provide the epitome of coastal luxury living then you must inspect this property. To ensure every buyer has the opportunity to own this magnificent home designed and built by an award winning Queensland Master builder this property will be marketed by an expression of interest campaign. The home has been designed for effortless living for families to enjoy their very own luxurious private resort in a wonderful location. The attention to detail and quality in the build is only surpassed by the expansive spaces and scintillating natural light that engulfs the property, even the most fastidious of buyers will be impressed. The vendors are motivated to sell and will encourage all buyers to submit their offers prior to the expression of interest campaign closing. Do not miss this rare opportunity. Features of this property include :

- Brand new build on 534m² block
- Stunning north and east aspect to living and alfresco area, capturing an abundance of natural light
- Four bedroom single level home with an expansive floor plan
- Open plan kitchen dining and family room plus second living area
- Outdoor covered alfresco area adjacent to the in ground pool and spa
- Kitchen is complete with breakfast bar, stainless steel twin sink, stone benchtops and butlers pantry
- High quality "shaker" style cabinetry with beveled edge and brushed nickel finish to handles
- Westinghouse appliances including 900mm glass cooktop, 600mm Pyrolytic oven
- Bosch integrated dishwasher plus extensive cabinetry and storage to kitchen and butlers pantry
- Raked ceiling 4.1mtr to dining and family area flowing to outdoor alfresco
- Remote controlled electric blinds to living area
- Seamless transition from indoor to outdoor living area
- Master bedroom with ensuite and walk in robe
- Ensuite has twin vanities, twin LED backlit mirror with stunning coastal themed floor to ceiling tiles
- Ceiling height throughout the bedrooms and second living area is 2.7mtr
- Stunning coastal themed floor and wall tiles plus brushed nickel tapware
- Bedrooms all have floor to ceiling built in robes with glass mirrored doors
- VJ feature wall paneling to all bedrooms
- 2.4mtr door height throughout the home
- Great size laundry with extensive cabinetry
- Inground pool with adjoining wet edge spa pool complete with heating
- Extensive use of glass balustrade to alfresco / pool area
- Alarm system plus four cameras and video intercom to pedestrian access gate
- Double lock up garage with epoxy flooring, storage plus oversized double carport
- Carport and driveway finished in exposed pebblecrete with stylish white cement coloring
- Ducted air conditioning with 7 zones plus ceiling fans throughout
- Tinted windows and doors
- Large amount of storage space throughout the property
- LED lighting throughout plus feature lighting to bathrooms
- Extensive use of louvered windows that capture cooling breezes
- Plantation shutters and insect screening throughout the home
- 13KW solar power system Goodwe inverter
- Beautifully landscaped with mature plants - low maintenance
- Architecturally designed breezeway features
- Low maintenance composite decking
- Fully fenced providing both security and privacy

Walking distance to the Broadwater, restaurants and cafes

- Easy walk to local primary school
- 2 Minutes drive to Runaway Bay shopping centre
- 7 Minutes to Griffith University and Gold Coast Hospital
- 15 Minutes to world famous surf beaches
- 15 Minutes to M1
- 1 Hour to Brisbane international airport

General Rates \$1207.23 per half year
Rental Appraisal \$1450 to \$1550 per week

Make no mistake, this brand new family home property will generate a lot of interest and our vendor will consider all genuine offers prior to the Expression of Interest campaign closing on Monday 5th of August at 2pm.

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.