

**5 Folkstone Place, Runaway Bay, QLD, 4216**



**House For Sale**

Friday, 30 August 2024

5 Folkstone Place, Runaway Bay, QLD, 4216

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## **SINGLE LEVEL WATERFRONT WITH UPSIDE POTENTIAL AND GRANNY FLAT!**

This charming waterfront home offers three generously sized bedrooms, perfect for comfortable family living. The kitchen features a functional layout, with open-plan dining and living areas providing a spacious setting for entertaining, with seamless flow.

A separate, self-contained granny flat adds versatility to the property, offering additional living space that's ideal for guests, extended family, or as a potential rental income opportunity.

Situated on a 776m<sup>2</sup> block with direct water access, the property is a private and peaceful retreat. Whether you're sipping your morning coffee while gazing out over the water or considering updates to make the space uniquely yours, this home offers a rare chance to embrace the waterfront lifestyle you've been dreaming of.

Walking distance to a variety of local amenities such as Runaway Bay Sports Complex incorporating the Gold Coast Performance Centre, Indoor Sports Complex, Cricket, Tennis & Netball clubs, Sports fields, cycling and walking tracks. Two primary schools (St Francis Xavier & Biggera Waters), library, day care centre, church & quick access to Runaway Bay Shopping Centre & Harbour Town. A short drive to the Gold Coast University Hospital, Griffith University, Gold Coast's great beaches and easy access to the M1 Motorway onto Brisbane / Coolangatta.

### Features:

- Master bedroom with Walk-in robe and Ensuite
- Self Contained Granny Flat
- 8m Finger Pontoon
- Sparkling in ground Pool
- Ducted Air-conditioning
- Double Garage with off street parking
- Fully fenced and private
- 753m<sup>2</sup> allotment
- Ocean access with 1 bridge to the open Broadwater.

Don't miss the opportunity to make this house your dream home. Contact James Drake 0449 747 491 today to arrange your private inspection.

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.