

52 Cockleshell Court, Runaway Bay, Qld 4216

House For Sale

Tuesday, 25 June 2024

52 Cockleshell Court, Runaway Bay, Qld 4216

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 668 m2

Type: House



Michael Harvey
0755266999



Andrew Harvey
0449269000

Forthcoming Auction

Buyers, TeamHarvey is proud to present to the market 52 Cockleshell Crt. Coming to the market for the very first time since being built, a rare opportunity arises to secure a fantastic North facing waterfront in the ever-popular Runaway Islands precinct. Combine location, aspect and the opportunity to renovate and the result is going to be one prime piece of Real Estate. Situated on a wide canal & less than 10minutes* to the Broadwater this executive residence is perfect for the buyer looking to take advantage of the unique Gold Coast lifestyle. Features

- Master bedroom with water views, ceiling fan, walk in robe and large ensuite.
- Generous sized bedrooms 2 & 3 with built in robes and ceiling fans
- Potential option for bedroom 4 or office.
- Well positioned main bathroom to service bedrooms.
- Spacious family room with up to 3.2m ceilings with sensational water views
- Open plan living and dining with ample natural light.
- Centralised kitchen with electric appliances, dishwasher, large island bench and ample storage.
- Large laundry with access to rear of property.
- Fully tiled throughout main living areas.
- 4 split system air conditioning & option for ducted air.
- 24 solar panels & 3600L water tank.
- North facing outdoor entertaining deck with shade sail featuring Australian sandstone.
- Sparking in ground resort style pool on canals edge.
- Jetty with aluminium handrails, offering minutes access to the Broadwater.
- Added stability provided to revetment wall with rocks.
- Double automatic lock up garage + off street parking for multiple vehicles.
- Large front yard perfect for families or potential for further house extensions.

Lifestyle Walking distance to the Broadwater, cafes and restaurants as well as 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.

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. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.