

# 38/100 Morala Avenue, Runaway Bay, Qld 4216

## Townhouse For Sale

Tuesday, 25 June 2024



38/100 Morala Avenue, Runaway Bay, Qld 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 224 m2**

**Type: Townhouse**



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## JUST LISTED

HUGE SPLIT-LEVEL TOWNHOUSE IN CANAL FRONT "OASIS" COMPLEX With almost 230m<sup>2</sup> of internal luxury, as well as over 80 m<sup>2</sup> of dual balcony & courtyard space, we offer you a great opportunity to secure this 3 bedroom, 2 bathroom (plus powder room), 3 level property with structurally sound CONCRETE SUSPENDED FLOORING on upper floor, offering you soaring high ceilings, as well as a modern feel, that will impress the most fastidious of buyers Oasis is an exclusive pet friendly enclave of mainly owner-occupied townhouses with impeccable facilities, great on-site managers, and only a short trip almost everything! With relatively low Body Corp Fees as well as full security, large residents pool, recreation/Gym area, community room for your private functions & tennis court, you will rarely have to leave home What's on offer?;

- 3 big bedrooms with the main offering you a big fitted walk-in robe & premium ensuite
- A specially crafted combination of indoor/ outdoor living for year round entertaining
- Kitchen has wide fridge space; Ariston cook top & Euromaid dishwasher
- Modern Vinyl flooring will impress for both its looks & durability
- Sails above the garage allow you roof top entertaining for your guests & family
- Fully secure & proper sized double garage will ensure both your vehicles are inside
- Optional rear positioned outdoor area to capture the morning sun
- 5 ceiling fans (including 2 in living areas)
- Carpeted concrete staircase avoids excessive noise when walking
- Recently painted with modern tones
- Laundry is ideally positioned mid floor, easy access to dry clothes above garage roof
- Security screens and doors to assist air flow
- The community marina berth has key access for owner to launch their kayak
- Marina berths in this complex sometimes come up for lease between owners
- An abundance of visitors parking

What's nearby:

- A short stroll (or boat trip) to The Magical Broadwater
- Runaway Bay Shopping Centre with its Coles, Aldi, Woolies, Target & Big W
- Harbourtown with its many outlet shops, cinema & numerous dining options
- QLD State's best Sports Centre, you can train alongside the world's elite athletes
- The highly regarded Biggera Waters school only 1km away
- Easy stroll to nearby parks, schools and transport options
- 10 minute drive to both Gold Coast private & public Hospitals
- Griffith University campus only a short drive or scooter trip away
- The new light rail extension only 10 minutes away
- Chinatown & Southport's many attractions 10 minutes away as well

Rental potential of almost \$50,000 per annum Body Corp fees of around \$6,800 Per annum (including Building Insurance) Land & Water Rates combined of around \$3,200 Per Annum This property is vacant and an early settlement possible for keen buyers View open homes as soon as you can and feel free to contact TEAM WISDOM with any questions you may have. 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.