

26/3 Lee Road, Runaway Bay, Qld 4216

ivyREALTY

Villa For Sale

Wednesday, 26 June 2024

26/3 Lee Road, Runaway Bay, Qld 4216

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 322 m2

Type: Villa



Jason Widdows
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Best Offers by 15th of July

Welcome, esteemed buyers, to an exclusive opportunity to own a stunning split-level spacious home nestled in one of the Northern Gold Coast's most sought-after waterfront addresses. Set within the prestigious 'Mariner Quays' complex, renowned for its double-gated security and unparalleled recreational facilities, this exceptional property is tailored to impress fastidious house and townhouse buyers. Originally built in 1994 by the Mariner Quays developer who hand-picked this lot and meticulously custom-built this home for his family. It's no surprise with its prime North-facing waterfront position. This home boasts timeless beauty and optimal placement. Designed for utmost privacy from neighbours and an exceptional outdoor lifestyle, the property features a fully fenced yard with lush landscaping, a well-kept lawn ideal for a dog, surrounding a 10-meter private swimming pool, perfect for tranquil relaxation and entertaining. A haven for boating enthusiasts, the property includes not one but two fully owned 'floating pontoon' marina berths capable of accommodating multiple vessels and jet-skis, providing swift access to the Gold Coast Broadwater in under 8 minutes. Spanning 322 square meters across multiple levels, the home capitalises on its impressive 31 meters of water frontage, offering breathtaking 270° views of four navigational canals and a coveted North facing aspect. The property is renovated and tastefully presented, the interior showcases premium fixtures and flooring throughout, including spacious lounge and dining areas, three bedrooms, two bathrooms, a powder room, and a mezzanine TV lounge. The expansive master bedroom features soaring 3.6 meter ceilings, ample space for adding a sofa and a desk, as well as a spacious private balcony, creating a luxurious private retreat. The additional two bedrooms, privately located on the top level, feature a shared ensuite/main bathroom, each fitted with split system air-conditioning and great surrounding views. The TV lounge on the mezzanine level offers a versatile space that can be transformed into an enclosed lounge or a fourth bedroom. This flexibility provides an excellent opportunity to adapt the area to suit your specific needs, whether it be for a secluded movie room, a private guest room, or a private home office. Additional highlights include a generous double lock-up garage with 2pac flooring for easy maintenance, abundant storage, and bench space for tools, toys and hobbies. Enjoy sustainable living with a 4.26kW solar system and large solar hot water system providing substantial energy savings over the past 14 years, complemented by discreetly integrated rainwater tanks and pool pump located within the clothes drying and 'utility' enclosure. Residents of 'Mariner Quays' indulge in exclusive amenities including a club lounge, tennis court, and a pristine communal swimming pool, all within walking distance of the Broadwater's sandy beaches, parks, restaurants, cafes medical facilities, and transport options. Convenience is paramount with Runaway Bay Shopping Village (Coles, Woolworths, Aldi, Big W, Target etc) just a two-minute drive away (or a five-minute boat trip with access via the shopping centres public jetty!), and Harbour Town Shopping Centre less than five minutes away. This, ladies and gentlemen, is a rare opportunity to secure a north facing slice of paradise on the water. Please contact Jason Widdows on 0428 980 576 today for further details or to arrange a private viewing.

PROPERTY FEATURES:· North Facing· 270 Degrees Waterfront Views· 2 Private Pontoons· Huge Master Bedroom· Grey Water System· Solar Hot Water· 4.26kW Solar System· Water Tank· Air Conditioning throughout all rooms and bedrooms· Built In Wardrobes· Ample Storage and Cupboards· Dishwasher· Intercom· Rumpus Room· Private Swimming Pool· Outdoor Entertainment Area· Clothes Drying Court· Gated Garden Storage· Remote 2 Car Garage· Retractable and Electronic Outdoor Awnings

GATED ESTATE FEATURES:· Tennis Court· Recreation Room/Club Lounge· In-ground Swimming Pool· Secured Visitor Parking· Full Time on-site Grounds Keeper

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.