

**110/17 Bayview Street, Runaway Bay, QLD, 4216**



**Apartment For Sale**

Tuesday, 19 November 2024

110/17 Bayview Street, Runaway Bay, QLD, 4216

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Paul Collins

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## **MAGNIFICENT HIGH FLOOR 3 BEDROOM APARTMENT. STUNNING VIEWS FOREVER...AND EVER! SELLER PURCHASED ELSEWHERE**

Welcome to something very special! A rarely available high floor "D" Plan, 3 bedroom apartment in the revered Broadwater Tower at Runaway Bay. The D Plans are the best aspect for sunlight and privacy from surrounding neighbours AND offer the most magnificent views which can never, ever, be built out!

No expense has been spared in totally renovating this apartment, simply move in and immediately relish your new lifestyle.

### **APARTMENT FEATURES INCLUDE:**

Uninterrupted and never to be built out views of The Broadwater and the Coral Sea, all the way up and down the Gold Coast skyline. This beautifully renovated high in the sky apartment offers extremely generous living, dining and family areas all of which open to the alfresco entertainer's balcony.

Featuring several living, dining and relaxing spaces, this property offers a fabulous lifestyle for those looking to downsize without compromising on quality and style.

- 187.1 m<sup>2</sup>\* (20.1 squares\*) on the 27th floor offering total privacy and breath taking views
- Vast open plan living areas flow out to The Broadwater/Marina balcony with the ocean and cityscape of Main Beach/Surfers Paradise as your stunning backdrop
- Huge master suite with custom-built WIR and gorgeous ensuite
- Gourmet chef's kitchen with Miele appliances
- Custom built Butler's Pantry
- Separate laundry with Miele appliances and ample storage
- Breathtaking 'never to be built out' views in every direction
- Secure basement car park

### **BUILDING FEATURES INCLUDE:**

Ron McMaster (legendary highrise developer and builder) development completed in 1984. The Broadwater Tower occupies the best position within the complex, front and centre.

- Superb 20 Metre Heated Swimming Pool
- Indoor & Outdoor Heated Spas
- Modern Gymnasium
- Sauna
- Tennis Court
- 4 BBQ areas
- Admiralty Lounge Function Room
- Pet friendly building with easy access to the Marina
- Close proximity to Runaway Bay Shopping Centre, Harbour Town, Local Restaurants, Parks, Playgrounds and Public Transport

### **PROPERTY INFORMATION:**

Council Rates: \$2,500 p.a.

Water Rates: \$1,200 p.a.

Body Corporate Fees: \$225\* per week

Body Corporate Sinking Fund: \$2,161,184.32 as at 19 November, 2024

Rental Appraisal Estimate: \$1,200\* to \$1,300\* per week

Developed & Built: 1984\* by Ron McMaster Construction

Broadwater Tower is strictly residential living (no holiday letting), therefore residents enjoy peace and privacy and all apartments have secure underground parking plus state of the art security systems, regular security patrols and

professional on-site management. Offering uninterrupted, never to be built our 270-degree views capturing magnificent Broadwater, ocean and panoramic skyline vistas.

A rare opportunity to purchase in an unbeatable location. My seller has already purchased elsewhere. Don't miss out on this fantastic opportunity to secure what is, without doubt, one of the finest skyhomes on the Gold Coast with never-to-be-built-out views.... ever!

**Disclaimer:**

In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

\* Denotes approx