

2 Rabaul Avenue, Runaway Bay, QLD, 4216



House For Sale

Tuesday, 31 December 2024

2 Rabaul Avenue, Runaway Bay, QLD, 4216

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Leo Ryan

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Location is Everything - Bridge Free - Boaties Paradise

What a position, 200 metres to the Broadwater and what a lifestyle this property will give to the new owner. The opportunity to secure a blue chip property in a highly sought after location is here now. As the new owner the choice is yours, renovate or detonate but one thing for sure is, this is one of the most desirable locations to live and play. This property is located on a large block of 1005m² and this home could easily be renovated or demolished to make way for your new dream home. A short 100mtr walk to the Broadwater foreshore allows you to enjoy the late afternoon skyline and all the boating activities that occur on the Broadwater. The property comes with a boat ramp and only three minutes to the seaway. The vendors are motivated and will look at all genuine offers.

Features of this property include ;

- Large 1005m² land size with approx. 39 feet of bridge water frontage
- Boat ramp with drive on dolly trailer including electric winch
- Pontoon 3.7mtr x 2.55mtr
- Jet Ski Dock 4mtr x 2mtr
- Floating boat dock with winch 5.5mtr x 2mtr
- Culdesac position with Broadwater parkland at the end of the street
- 200 metres to the sparkling Broadwater
- Solid single storey residence with a dual living potential
- Separate entry to the potential dual living residence
- Master bedroom with ensuite
- Air conditioning to master bedroom, bedroom two and lounge
- Ceiling fans to all bedrooms
- Main bathroom with separate shower and bath
- Separate powder room
- Open plan kitchen, dining & lounge
- Sunroom on the waters' edge
- Double lock up garage with drive thru access to boat ramp
- Boat ramp, revetment and retainer walls all in excellent condition
- Public boat ramp at the end of the street
- Caravan parking
- Mature low maintenance gardens, beautiful grassed area on the waters edge
- Extensive glass balustrade to water's edge
- Stunning water views
- Culdesac street in a enviable location

Purchase both 2 & 4 Rabaul ave Runaway bay

- Combined land size 1779m²
- Combined deep water frontage approx. 102 feet
- Build your dream home in an amazing location
- Walking distance to Catholic primary school
- Walking distance to Runaway Bay shopping centre
- 3 Minute drive to Paradise Point café's & restaurants
- 10 Minutes to Gold Coast Hospital & Griffith University
- 15 Minutes to Surfers Paradise & world famous beaches
- 45 Minutes to Gold Coast International airport
- 1 Hour to Brisbane International airport
- Rental appraisal \$900 - \$1000 per week
- General Rates \$2049.00 per 1/2 year

Do not delay, this property will not last and comes with an enviable lifestyle in a highly sought after location. To ensure you do not miss out call or text Leo to arrange your inspection. This property will be SOLD

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.