

**3/82 Limetree Parade, Runaway Bay, QLD, 4216**



**Unit For Sale**

Tuesday, 19 November 2024

3/82 Limetree Parade, Runaway Bay, QLD, 4216

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

## **Northeast-Facing Waterfront Gem – Unparalleled Views & Lifestyle Awaits!**

Welcome to your dream home! Discover the prestigious lifestyle of Limetree Waters East, a secure, gated waterfront estate in highly sought-after Runaway Bay.

This single level freshly painted 4-bedroom unit offers an unbeatable combination of style, comfort, and a prime waterfront location. Nestled along the serene canals of Runaway Bay, this property is perfect for those seeking a relaxed coastal lifestyle.

Upon entry, you're welcomed into a spacious, light-filled living area with large doors and windows framing picturesque canal views.

The open-plan living and dining areas are fully tiled, with air conditioning and ceiling fans throughout for year-round comfort. The layout seamlessly connects the living, dining, and kitchen areas, creating an inviting space suited for both relaxation and entertaining.

Crimsafe doors open to a charming balcony, ideal for dining, entertaining, or simply relaxing while enjoying the tranquil waterfront setting.

The master bedroom enjoys its own water views and features a luxurious ensuite with a spa bath, separate shower, and a walk-in robe. The fourth oversized room offers flexibility as a multipurpose space, making it ideal for use as a children's room, guest bedroom, or home office.

### **Property Features:**

- Freshly painted throughout
- 3 Bedrooms + a versatile multipurpose room that can be used as a bedroom, kids' retreat, home office, or more
- The generous living and dining areas seamlessly flow onto a private balcony, perfect for entertaining or enjoying peaceful water views.
- Spacious master bedroom with a walk-in robe and a luxurious ensuite featuring a spa bath and separate shower with canal views
- Well-Appointed Kitchen, Complete with quality appliances, plenty of storage, and a breakfast bar.
- Second bathroom servicing the remaining bedrooms
- Split system air conditioning in the main living areas
- Ceiling fans installed in all bedrooms
- Expansive, fully tiled open-plan living and dining areas
- Crimsafe sliding doors
- Canal Access - Enjoy direct access to the water for kayaking, fishing, or simply soaking up the beautiful surroundings.
- Single lock-up garage with additional driveway parking for a second vehicle
- Secure, well-managed gated complex
- Resort-style pool and BBQ facilities
- Walking distance to Harbour Town Shopping Centre and public transport

### **Complex Features:**

- Security-gated complex with intercom system
- Marina berth available for rent
- Large resort-style swimming pool and BBQ area
- Pets allowed upon approval
- Walking distance to local restaurants, cafes, and the Broadwater
- Short drive to Runaway Bay and Harbour Town Shopping Centres
- Just 7 minutes to Gold Coast University Hospital and Griffith University
- Experienced on-site manager

Runaway Bay is a beautiful and popular location situated on the northern end of the Gold Coast. It is a coastal suburb known for its stunning natural surroundings, tranquil waters, and recreational opportunities. Within walking distance to Harbour Town or just a short drive to Runaway Bay Shopping Village, Boating and Marina Facilities, active Broadwater precinct, Griffith University, Westfield Shopping Centre and Helensvale Train Station.

The Numbers:

Body Corporate Fees Approx \$135 per week

Council Rates Approx \$1500 per year

Water Rates Approx \$350 per quarter

Whether you're looking for a permanent residence or a holiday escape, this canal-front gem offers a unique blend of luxury and convenience.

Don't miss this opportunity to secure your slice of paradise in Runaway Bay. Contact Hayleigh McAuliffe on 0423 328 223 to arrange a inspection.