



**SOLD**

**UNDER CONTRACT**

App 37 SQ of Spacious North Facing Waterfront Home - Boating, entertaining and ideal lifestyle! First time offered in 25 years, immaculately maintained and loved family home. It is the ideal layout and the dramatic architectural features of this home which makes 29 Limetree a special home to come home to. High ceilings throughout the grand entrance and formal entertaining areas and the over size family rooms give the property and lovely sense of space. What impressed me walking in to this home was the modern layout, the open, bright, light and airy feel and the lovely water outlook from every room. Move in tomorrow and do nothing or add your own touch without much to do. Owners are downsizing and have enjoyed the peaceful and pleasant neighborhood for many years.

Main features include:

- . The spacious master retreat with walk in robe and ensuite has a lovely outlook of the water and a private balcony
- . The fully tiled and fenced North facing pool under new sail shades will be a perfect oasis in summer
- . The Ideal undercover entertainment area with Vergola and timber deck with private Gazebo will be the perfect place to entertain
- . Ideal downstairs ensuite 5th bedroom ideal for the elderly parents, au pair or home office
- . large temperature controlled wine cellar and plenty of storage under stairs
- . oversized family living and dining room with ideal layout for the family
- . Large kitchen with an ideal layout with lots of counter top space, 2 pantries, 2 ovens and a magic outlook of the water and entertaining area
- . The spacious formal area with high ceilings include formal dining and living area.
- . Ideal location for the boating enthusiast with a five minute access to the Broadwater, 6knots no wash under 2 x 3.5mt clearance bridges at medium tide with as new Pontoon to accommodate up to 40ft boat, depth of 1.5 metres.

Extra features of the home:

- 670 m2 north facing block on 18.7mt of wide water frontage
- 342m2 or App 37SQ home
- Brand new 5kw solar panels
- Broadband Cable internet / Foxtel

**5 BED | 3 BATH | 0 CAR**

**PRICE:**  
\$1,150,000

**OPEN FOR INSPECTION:**  
N/A



**Audrey Goetz**  
**0412148078**

audrey@atrealty.com.au

<https://www.audreygoetzproperties.com>

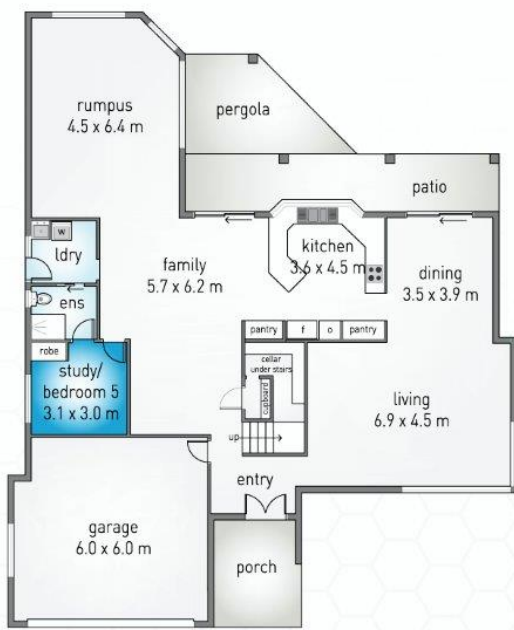
# 29 Limetree Parade, Runaway Bay

5  
 3  
 2  
 670m<sup>2</sup>

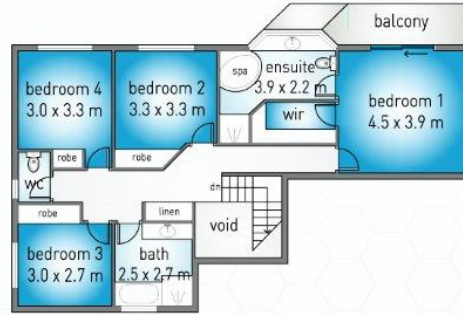
ground: 206m<sup>2</sup> | upper: 99m<sup>2</sup> | pergola/patio: 30m<sup>2</sup> | balcony: 7m<sup>2</sup> | total: 342m<sup>2</sup>



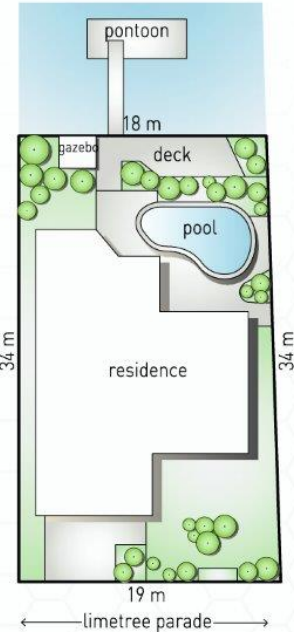
Audrey Goetz 0412 148 078



ground level



upper level



site plan

**realimage media**  
PROPERTY PHOTOGRAPHY • DIGITAL MEDIA

Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

**Audrey Goetz**  
**0412148078**  
 audrey@arealty.com.au  
<https://www.audreygoetzproperties.com.au/>

