



**SOLD**

## SOLD BY AUDREY GOETZ

Impressive Entertainer! Multiple Offers received! More urgently needed.  
 43 Rumrunner Street/ 3 Maralinga Avenue, Mermaid Waters- 2 Street frontages, corner block with street access from both streets. Huge future development potential.  
 If size matters, look no further! Immaculately presented and ticking all the boxes, this impressive entertainer is ideally located in the heart of trendy Mermaid Waters with easy access to Mermaid Beach & Nobby Beach cafes, beaches and lifestyle all within minutes! Boasting lots of extras, a great layout with an ideal East aspect, this property is bright, open and breezy with lots of natural light in all rooms. Make an offer, will not last!

### The property:

- \* Large open plan living, dining and kitchen opens out to the large alfresco area and pool.
- \* Spacious bright kitchen with large Caesar stone bench tops overlooking the pool.
- \* 4 generous size bedrooms, 2 en suited, main with a nice outlook on the pool.
- \* Spacious main with large well laid out walk in robe and en suite with double sink vanities.
- \* Bedroom 3 is spacious and is also en suited.
- \* 3 bathrooms.
- \* Fully ducted air conditioned throughout.
- \* Separate laundry room.
- \* Large North/ East facing fully glassed fenced pool.
- \* Huge under cover outdoor entertaining area offering lots of shade and weather proof with ceiling fans and outdoor kitchen.
- \* 670m<sup>2</sup> block with lots of garden sheds, lots of yard space, fully fenced and secured \* refer to floorplan for sheds & 5000L water tank location - Runrunner side - 1 x 4mt x 3mt shed + storage space at the back- Maralinga Side- 6mt x 1 mt storage + Long garden shed.
- \* Street access from both Rumrunner & Maralinga + large double lock up carport + extra space for boat or trailer/ camper trailer/ work vehicle.
- \* Painted throughout and floor boards sanded 12 months ago, well maintained and ideal tenants in place.
- \* Refer to floorplan- 2 en suited bedrooms are at opposite ends of each other... would suit also suit a family wanting privacy with 2 en suites/ granny flat potential- AIRBNB or rental of extra bedrooms.

### The Location:

Centrally located with easy access to Broadbeach, Nobby Beach, Miami, Burleigh and Robina

**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
**\$1,025,000**

**OPEN FOR INSPECTION:**  
 N/A



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# 43 Rumrunner Street, Mermaid Waters

4 3 3 670 m<sup>2</sup>

internal: 163 m<sup>2</sup> | external: 137 m<sup>2</sup> | total: 300 m<sup>2</sup>

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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.

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