

**SOLD**

## PRESENT OFFERS OVER \$1,189,000, STUNNING TRI LEVEL HOME SO CLOSE TO THE BEACH

**SOLD**  
Located a mere 200mtrs from the sandy shores of the breathtaking Broadwater, is this executive residence sure to appease the fussiest buyers.

Constructed with functionality and practicality in mind, this is design mastery. With consideration to flow and unity on level 1 whilst offering space and privacy on levels 2 and 3. Incorporating a multipurpose area on the second level which has a multitude of uses.  
Three of the 4 bedrooms have their own exclusive balcony, you will find peace and tranquility is a way of life here. One of the 4 bedrooms is located on the ground floor with it's own ensuite/two way bathroom, which is a fantastic option for either the elderly, or guests.

Owner occupied by only one since construction, this home has been extremely well looked after! Level 2 and 3 are almost untouched and present like new.

### Property Features:

- 4 large bedrooms, 3 are huge
- 3 spacious bathrooms
- Open plan first level, spacious Dining and Lounge Areas
- Multi purpose room on 2nd Level including another balcony!
- 2 outdoor decking areas, perfect for entertaining!
- Ranch sliders off dining area, open right up to create the outdoor indoor feel that this coastal home exudes
- Open plan spacious kitchen enabling interaction with guests whilst entertaining, including a breakfast bar
- Granite Kitchen Benchtops
- Gas cooking
- Very safe and secure-fully fenced yard (rendered brick), encapsulating a gorgeous grass courtyard, to capture the morning sun, a play area for kids or pets, or more entertaining space
- 4 car parking, dble garage and plenty of room in the driveway for an additional 2 cars
- Separate Laundry off the garage
- Extremely light filled and breezy with many windows and balconies everywhere, inviting the natural sea breezes

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

**PRICE:**  
\$1

**OPEN FOR INSPECTION:**  
N/A



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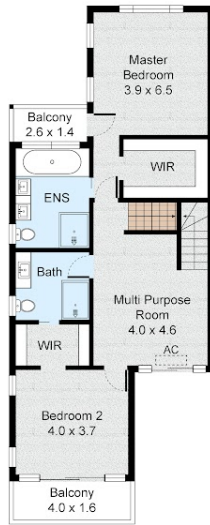
# Unit 1, 40 Bayview Street, Runaway Bay



4 Bed  
 3 Bath  
 2 Car



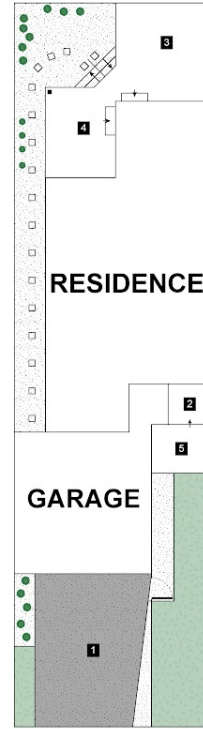
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

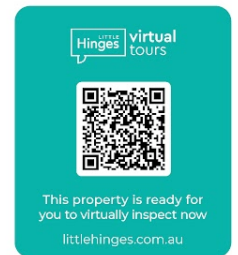


SITE PLAN

## LEGEND

1. Driveway
2. Porch
3. Alfresco
4. Deck
5. Front Courtyard

Internal : 246m<sup>2</sup>  
External : 54m<sup>2</sup>



All information contained herein is gathered from our 3D scanned tours via Matterport. Whilst the 3D scanning technology is very accurate we cannot guarantee its accuracy and interested parties 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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