

# FOR SALE

## HIGHLY SOUGHT AFTER WATER FRONT 2 BEDROOM APARTMENT - WITH THE GOLD COAST LIFESTYLE

This Beautifully Presented Waterfront Complex is positioned perfectly to Ensure you can Enjoy EVERYTHING that the FABULOUS GOLD COAST offers.

- \* Water Front Complex with No Bridge Access to Broadwater
- \* Marina Berths AVAILABLE for rental for your convenience - JETSKI'S & BOATS etc \* 2 Bedrooms 2 Bathrooms with private sunny balconies
- \* Modern Kitchen and Dining \* Air Conditioning and Ceiling Fans
- \* Security Plus Carpark with plenty of space \* Top Floor Apartment with Balconies both ends of unit. \* Beautifully Positioned in the Complex with Lush Resort Style Facilities \* Manicured Tropical Gardens leading down to Boardwalk Marina
- \* BBQ / Large Inground Heated Pool & Spa / Entertaining Areas
- \* Close to Runaway Bay Shopping Centre / Restaurants and Cafes
- \* Close to Broadwater Walkways and Bike Tracks - to keep fit
- \* Rates \$2300pa / Water Rates \$1200pa / Body Corporate \$113pw
- \* Tenancy in place at \$550pw till March 2025 \* Onsite Management with 53 Apartments - 70% Owner Occupied \* Relaxed Life Style on Full Offer so don't hesitate and GET IN QUICK

I PROUDLY ACKNOWLEDGE THE TRADITIONAL CUSTODIANS OF THE LAND ON WHICH WE ARE SITUATED, THE KOMBUMERRI FAMILIES OF THE YUGAMBEH LANGUAGE REGION. I PAY MY RESPECTS TO THEIR ELDERS PAST, PRESENT AND EMERGING, & RECOGNISE THEIR CONTINUING CONNECTIONS TO THE LANDS, WATERS & THEIR EXTENDED COMMUNITIES THROUGHOUT SE QLD.

Disclaimer: The information contained herein is obtained from owners and/or relevant and legitimate third-party sources. We have, in preparing this information, used our best endeavours to ensure that the information is true and accurate however, we accept no responsibility, offer no guarantee or warranty and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur.

2 BED | 2 BATH | 1 CAR

### PRICE:

SOLD BY JACKIE TAYLOR-FOX & PATTIE KEAST @realty

### OPEN FOR INSPECTION:

N/A

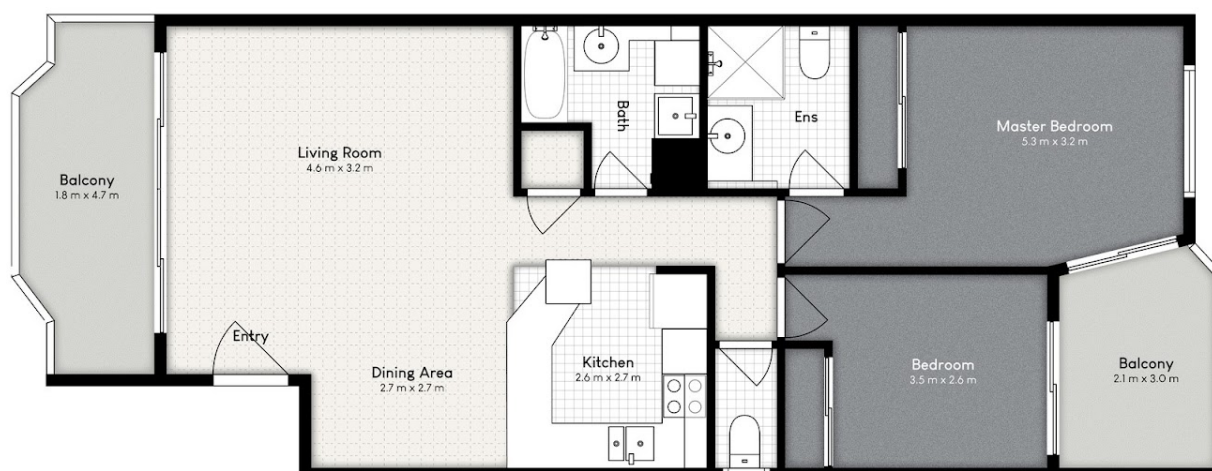


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37 BAYVIEW STREET, RUNAWAY BAY

2 2 1  
Total 98m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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