



FOR SALE

NEVER BEFORE OFFERED TO THE MARKET

It is a both a rare opportunity & a privilege to be tasked with taking a unique property such as this to the market For Sale. Never before offered for sale & only ever occupied by the builder's family, this property is a true gem in every sense of the word.

The design & building of this classical home was a true family affair. The patriarch, a proud and respected builder in his day, with the support of his interior designer wife & daughter, created a family residence that has stood the test of time. Lovingly presented & diligently maintained; this is a home you would (and should) occupy & "get to know" before making any plans for changes/improvements.

As you scroll through the images, be assured that they truly reflect the charm and ambience that this home exudes. Its prized location within the ever-affable suburb of Runaway Bay is further enhanced with two of its boundaries abutting the lush grounds of Lions Park which just adds to its natural feel of serenity.

Runaway Bay is a popular & sought after location, not only for its natural surroundings, extensive waterways & recreational facilities, but it is close proximity to shopping & dining precincts. You have Harbour Town almost on your doorstep and its but a short drive to the Runaway Bay Shopping Village, Schools as well as Boating and Marina Facilities.

This is a property that deserves your personal inspection in order to truly appreciate its many redeeming features which include:

- Single Level Classical Brick & Tile Residence on 600m2
- Internal 177m2 plus External 78m2 – Total Under Roof 255m2
- Fully Fenced plus Electric/Remote Control Security Gate
- 4 Bedrooms 2.5 Bathrooms & 2 Living Areas
- Master Bedroom is Airconditioned, with WIR, Ensuite & Garden Views
- Bedrooms 2 & 3 have Built in Robes
- 4th Bedroom currently Serves as a Study & overlooks the front Gardens
- Charming Front Sitting Room with Bay Window Seating & Gas Fireplace
- Formal Dining Room overlooking the picturesque Gardens

4 BED | 2 BATH | 2 CAR

PRICE:

Seeking Expressions of Interest

OPEN FOR INSPECTION:

N/A

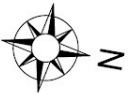


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36 Limetree Parade, **RUNAWAY BAY**

Int : 177m²
Ext : 78m²
Total : 255m²

All measurements shown in metres are approximate and are for illustration purposes only. It should not be considered 100% accurate.
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.