



# FOR SALE

## LUXURY RENOVATED WATERFRONT RESIDENCE INCLUSIVE OF PONTOON

Live where every day feels like a holiday!

Delivering the ultimate coastal lifestyle, this exceptional 4-bedroom Waterfront Villa is positioned in one of Runaway Bay's most coveted waterfront enclaves, the exclusive Mariner Quays. Inclusive of 4 generous bedrooms, 3-bathrooms, 2-car garage AND your own Marina Berth. Perfect for families, entertainers, or anyone craving space, privacy, and waterfront serenity—this is the kind of property that rarely comes along and is impossible to forget.

Virtually freestanding, sharing only a minimal wall section, a very rare advantage in Marina Quays. Independent villas are in extremely limited supply, making this a fantastic opportunity for buyers seeking privacy, exclusivity, and long term capital growth. With sweeping water vistas and direct boating access to the pristine Broadwater and Seaway just minutes away, this property is a must to inspect.

Beautifully redesigned and finished to an exceptional standard, this Villa underwent a full renovation in 2021. From the moment you enter, the impressive scale of each room creates an immediate sense of luxury, maximising space and a sense of freedom. Designed for relaxed living and seamless entertaining, featuring a generous, private waterfront Terrace.

Located within a quiet, secure gated community complete with a swimming pool, tennis court and recreational facilities, residents enjoy a refined yet low maintenance lifestyle. With cafés, restaurants and the Broadwater foreshore only a short stroll away, this home truly caters to those seeking convenience, comfort and coastal elegance. This villa will meet the demands of the discerning buyer with an eye for quality, wanting space, waterfront, an irreplaceable location, and a top shelf renovation. A secure, private sanctuary where you can enjoy your own watersport activities, or sit back, relax, and enjoy the entertainment of others.

As one of only 5 villas in the complex on the Building Format Plan, this is a huge benefit for future maintenance and peace of mind for the upkeep of the property.

4 BED | 3 BATH | 2 CAR

**PRICE:**

Waterfront luxury living, including a Marina Berth

**OPEN FOR INSPECTION:**

N/A



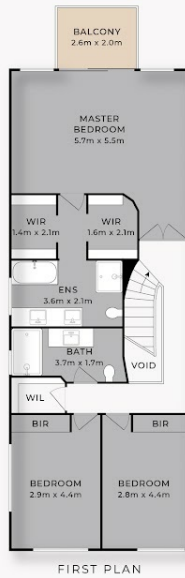
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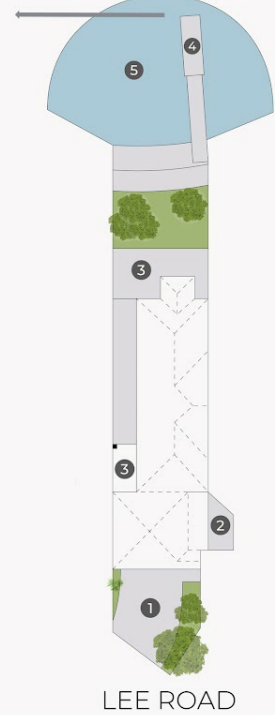
GROUND FLOOR



FIRST FLOOR



SITE PLAN



SITE PLAN LEGEND

- 1. DRIVEWAY
- 2. PORCH
- 3. PATIO
- 4. PONTOON
- 5. WATERFRONT

44/3 Lee Road  
RUNAWAY BAY

- 4 Bedrooms
- 3 Bathrooms
- 2 Car Spaces

6m Pontoon Number 59: Right Side

Internal:	216sqm
Porch/Patios:	54sqm
Garden:	23sqm
Side-Walkway:	19sqm
Balcony:	5sqm
<b>TOTAL:</b>	<b>317sqm</b>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.