



FOR SALE

BEAUTIFULLY RENOVATED WATERFRONT VILLA WITH YOUR OWN PRIVATE PONTOON

Delivering the ultimate blend of style, serenity, and convenience, this waterfront villa is the one you've been waiting for.

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.

Virtually freestanding, sharing only a minimal wall section, a very rare find and advantage in Marina Quays.

This is 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.

A beautifully executed renovation in 2021, showcases a soft, neutral palette that captures the essence of relaxed coastal living, blending light-filled spaces with timeless finishes to create a calm, airy waterfront retreat.

This home embraces open-plan living that effortlessly connects the kitchen, dining, and living areas into one expansive central hub. Resulting in a seamless indoor-outdoor lifestyle that feels airy, uncluttered, and perfectly suited to relaxed waterfront living, where every space feels connected, yet comfortably defined.

Marina Quays is 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 serenity.

4 BED | 3 BATH | 2 CAR

PRICE:

Offers over \$1,895,000

OPEN FOR INSPECTION:

N/A



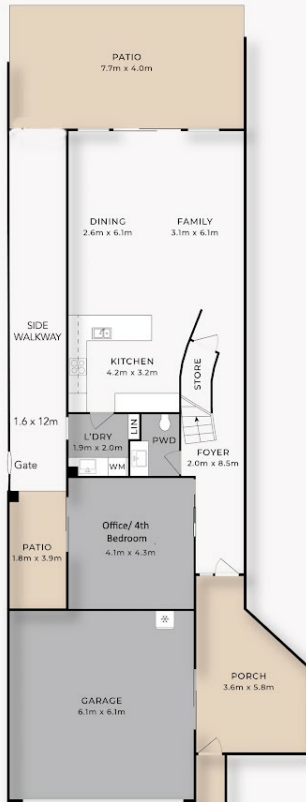
Michelle Cook

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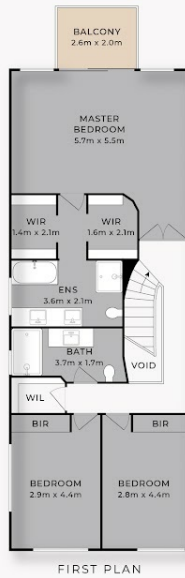
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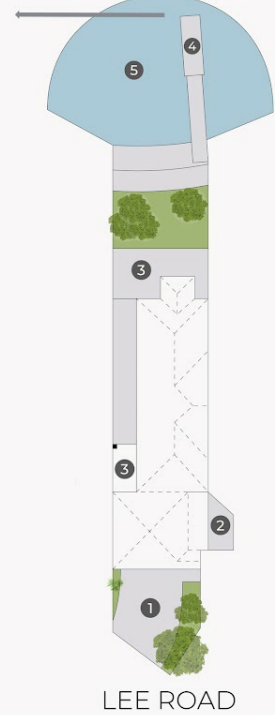
GROUND FLOOR



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
TOTAL:	317sqm

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.