



## Runaway Bay, 45 Broadwater Street

Tropical Coastal Oasis - Family Entertainer Just Moments From The Broadwater

Perfectly positioned in a sought-after pocket of Runaway Bay, this versatile three bedroom family home offers a superb blend of lifestyle, space, and exciting future potential. Set just moments from the Broadwater, this property invites you to embrace the very best of coastal living, from boating and fishing to vibrant café culture and family-friendly parks, all within a moments walk from your front door!

Upstairs, polished timber floors add warmth and character, while the open plan living, dining, and kitchen spaces flow effortlessly onto a large, north-facing deck. Overlooking the lush gardens and sparkling saltwater pool, this is the ideal spot to host gatherings, enjoy alfresco dining, or simply unwind in your own private sanctuary. The expansive deck is perfectly positioned to capture sea breezes and winter sun, creating a space that can be maximised all year round, from summer barbeques to cosy afternoon drinks!

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**For Sale**  
Expressions of Interest

**View**  
By Appointment

**Contact**  
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**LJ Hooker**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Southern Gold Coast**  
**(07) 5534 4033**

The saltwater pool has been recently resurfaced and features a new skimmer box and chlorinator. It's framed by a generous concrete entertaining area and a Bali hut that offers a shaded retreat by the water, another fabulous setting for family fun and relaxed afternoons with friends. The layout of the home ensures that whether you're inside preparing a meal or outside by the pool, you remain connected to the action, ideal for effortless entertaining and easy supervision of children!

All bedrooms feature built-in wardrobes and ceiling fans, ensuring comfort for the whole family. The lower level of the home, with its tiled floors and generous spaces, is currently utilised as a playroom and home office but could easily be reconfigured for dual-living, a guest suite, or teenage retreat, perfect for multi-generational living or extra income potential. Throughout the home, extensive built-in storage helps keep everything organised and clutter-free.

Car accommodation is well covered, with a double lock-up garage plus driveway parking for two additional vehicles. The generous driveway also provides space for a caravan or large boat, the current owners comfortably park their 6.5 metre boat here. The fully fenced yard is ideal for pets, and the established, low-maintenance gardens include raised vegetable beds, a herb circle, and a variety of fruit trees including bananas, paw paw, mulberry, mango, and citrus!

And when it comes to lifestyle, few locations can compare. The Broadwater is just at the end of the street, offering endless opportunities for swimming, boating, fishing, crabbing, paddle boarding, or simply enjoying the calming atmosphere of the water. Launch your boat just seconds from home and be through the seaway and into open water in no time or spend the day exploring the stunning Broadwater and Moreton Bay waterways. Cycle paths along the water take you all the way to Main Beach and beyond, while nearby beaches, parks, cafes, and restaurants add to the unbeatable coastal vibe!

This home truly embodies the Gold Coast dream, where every day feels like a holiday, and you can entertain, relax, and make the most of your surroundings all year round. Whether you're looking for a forever home, an investment with potential, or simply a place to live your best coastal life, this is an opportunity not to be missed. Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest today!

Rental Appraisal: \$1,000 p/w - \$1,100 p/w

- Coastal family home
- Vacant possession, readily available
- 3 Bedrooms with built-in robes
- 2 Bathrooms
- Double garage with additional off-street parking
- Saltwater swimming pool
- Huge downstairs rumpus room
- Land zoned: medium density residential
- Huge entertainers deck adjoining living room
- Northern aspect
- Bali hut
- Stunning vegetable gardens

# LJ Hooker

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- Ample storage options throughout
- Air conditioning & ceiling fans
- Secure property
- Tiled & timber flooring throughout
- Low maintenance living
- Moments from beach, schooling, retail and public transport

Disclaimer:

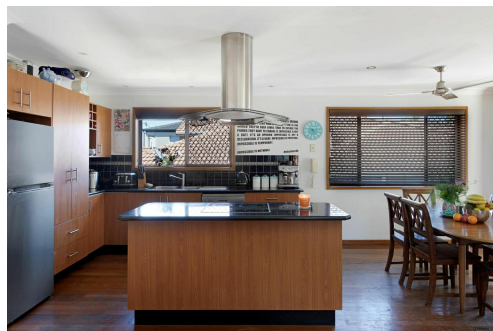
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## More About this Property

Property ID	1UU1F47
Property Type	House
Land Area	539 m2
Including	Study Air Conditioning Pool Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

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FIRST FLOOR



GROUND FLOOR



3



2



2

Internal: 185m<sup>2</sup>  
Covered External: 59m<sup>2</sup>  
**Total Floor Area: 244m<sup>2</sup>**  
**Total Land Area: 539m<sup>2</sup>**

felt  
IMAGERY

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