

# amir prestige

BOUNDARY LINES ARE APPROXIMATE



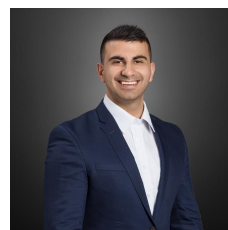
## 43 Cockleshell Court RUNAWAY BAY QLD

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Capturing the essence of waterfront living and clear views of Springbrook mountains, is this absolute lifestyle masterpiece boasting a wide 29-meter water frontage sitting comfortably on a grand allotment of 836m2 approx. whilst most parts of the home is tastefully renovated there is room to add your own twist and add value!

This Grandeur residence offers a great floor plan which facilitates excellent separation of living complete with formal entry, four bedrooms, three bathrooms plus powder room, formal and informal living zones for all occasions, hostess kitchen with granite benchtops and top end quality appliances, tastefully renovated central bathroom with separate toilet, master with full en-suite & walk in robes which lead to a retreat area, cathedral ceilings and natural finishes throughout that establish timeless appeal with most aspects within the home capture amazing water views.

**Building Size** : 75 sqm  
**Land Size** : 835 sqm  
**View** : <https://www.amirprestige.com.au/sale/qld/gold-coast/runaway-bay/residential/home/7253416>



**James Mokdsi**



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 274 m<sup>2</sup>, FLOOR 2: 124 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 63 m<sup>2</sup>  
 PORCH: 11 m<sup>2</sup>, BALCONY: 33 m<sup>2</sup>  
 TOTAL: 398 m<sup>2</sup>