

34/37 PARADISE SPRINGS AVENUE **ROBINA**



# FOR SALE

**SOLD BY AUDREY GOETZ**

Elegantly appointed, immaculate Town Home with Golf Course lifestyle and low Body Corp fees! Do not pass on this gem! Rarely do you come across a property which ticks so many boxes... loaded with character & style and meticulously presented throughout!

Coronation Gardens is a gated, secure and mainly residential complex, ideally located next to the Colonial Golf Course with gate access to shops coupled with very low Body Corporate fees. Elegantly appointed throughout with no expense spared on the quality fixtures and fittings and high end appliances, an inspection is a must with nothing to do but just move in.

- \* 3 spacious bedrooms all air conditioned, master with large walk in robe fitted with drawers and storage
- \* The 2 bathrooms which are unusually spacious, as new with baths in both, double sink vanity and semi frame less shower screens in en-suite+ there is an extra powder room off the family living area.
- \* Stunning new gourmet kitchen with quality appliances and finishes
- \* warm and elegant separate living area at entrance with hard wearing bamboo flooring ideal for pets or tenants.
- \* 5 split system air cons and low power bills with a new 5.25kw solar system (\$87 for 3 mths with aircons on 24/7!!)
- \* Beautifully appointed alfresco living/ dining area with beautiful Merbau decking, which overlooks a courtyard. Deck is fully enclosed with retractable screens allowing you to dine in quality comfort day or night!
- \* freshly painted, insect and security screens and plantation shutters throughout
- \* Lock up garage + gated car space with lots of storage throughout and a separate laundry
- \* ideal layout with 3 living areas and lots of extras, including a brand new hot water system, new carpets ... too many to list. View floor plan.

- . Low Body Corp fees of app \$35 p/w - to include insurance
- . Complex has a healthy sinking fund of \$97,252.77
- . Council Rates \$781.46 p/ 6mths
- . Small pet welcome
- . Centrally located to Robina and Pacific Fair shopping centres, Bond Uni and lots of Private and public schools.

Meticulously maintained and renovated by one owner with no expense spared ... relocating to a

**3 BED | 2 BATH | 2 CAR**

**PRICE:**

Offers over \$495,000

**OPEN FOR INSPECTION:**

N/A



**Audrey Goetz**

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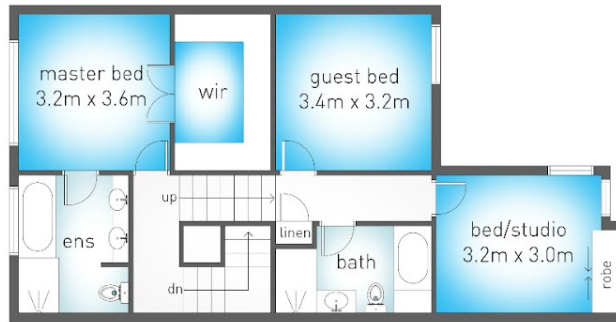
# 34/37 Paradise Springs Avenue, Robina

3 2 2

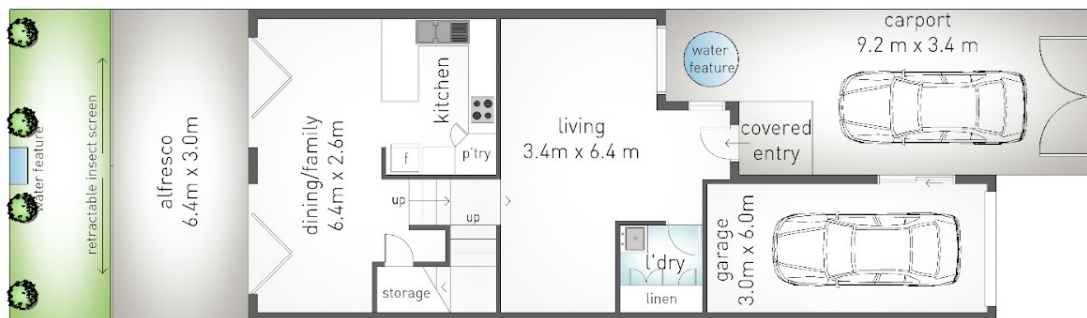
internal: 164 m<sup>2</sup> | external: 50 m<sup>2</sup> | total: 214 m<sup>2</sup>

@realty

Audrey Goetz 0412 148 078



upper level



lower level

realimage media  
PROPERTY PHOTOGRAPHY + DIGITAL MEDIA

Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons 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.