



# SOLD

## MOVE ASIDE SCOTTY CAM – ‘THE BLOCK’ IS COMING TO ROBINA WATERS!

Don't wait until the first open home on Saturday, 28 October 2023 to view this property. VIP inspections will be made available to motivated buyers who wish to view and submit an offer to the sellers prior to the first public open house. Contact Ethan on 0481 454 400 to secure your private inspection today!

Situated in a tightly held pocket of Robina Waters, it is with great excitement that we introduce this unique offering to the Gold Coast property market for the first time in 37 years. Ripe with potential, this renovator's dream is positioned on a fully fenced 749m<sup>2</sup> parcel of flat land. Better still, buyers will love the secure side access on offer which presents a remarkable opportunity for the new owners to securely store a boat, caravan or trailer at the property. Alternatively, for those looking to take full advantage of the warm Gold Coast summers, there is plenty of space in the backyard to install a pool directly off the expansive outdoor entertaining area or at the rear of the property.

Once inside, you'll quickly discover why this property is worth its weight in gold. Boasting a spacious and contemporary floorplan that features a separate bedroom wing and two large central living areas, you could easily confuse yourself for thinking you'd seen this 1980's floorplan at a modern-day display village. Oh, and did I mention it's situated in a quiet cul-de-sac? What a dream!

#### Property features:

- A sprawling outdoor entertaining area;
- A central kitchen;
- Two spacious living areas that seamlessly flow outside to the undercover entertaining area;
- An expansive master bedroom suite including a spacious walk-in robe, ensuite and sliding door access to the outdoor entertaining area;
- 3 additional spacious bedrooms with ceiling fans and built-in robes;
- A main bathroom including a bathtub;
- Laundry;
- Double garage;
- Garden shed;
- Secure side access for a boat, caravan or trailer;

4 BED | 2 BATH | 2 CAR

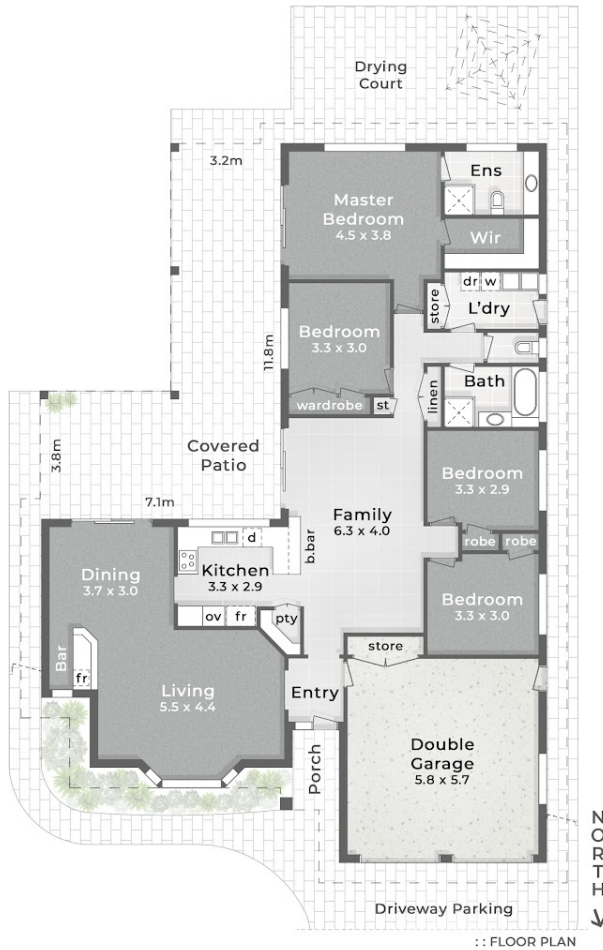
PRICE:  
\$1,150,000

OPEN FOR INSPECTION:  
N/A

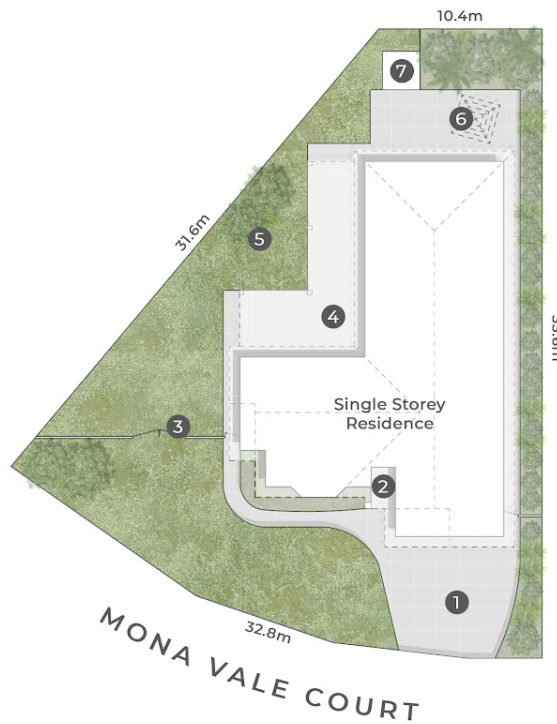


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- LEGEND**
1. Driveway Parking
  2. Entry Porch
  3. Side Access Gate (3.0m)
  4. Covered Patio
  5. Fenced Grass Yard
  6. Drying Court
  7. Garden Shed



4 Mona Vale Court  
ROBINA

- 749m<sup>2</sup>
- 4 Bed
- 2 Bath
- 2 Car  
+ Off-Street

Internal 210m<sup>2</sup>  
Patio & Porch 54m<sup>2</sup>  
Total 264m<sup>2</sup>

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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.