



FOR SALE

SPACIOUS, SINGLE LEVEL DUPLEX, CLOSE TO EVERYTHING!

This modern duplex really feels like a home. Beautifully built, maintained and loved by the one owner, it is one of those properties where you can simply move in, unpack and relax! Located in one of the most popular, sought after pockets in Robina, this is a 'blink and you'll miss it' kind of opportunity! Everything about this duplex is 'house-sized' with three spacious bedrooms plus a built in home office tucked away behind closed doors of the dining room. With low maintenance courtyards at the front and rear you will love the privacy and forget you are in the heart of Robina. Be spoilt living a stone's throw from conveniences such as a railway station, shopping centres, a police station and a hospital. To top it off you're only a short drive away from the Gold Coast's most magical places - stunning beaches, exciting theme parks and the beautiful hinterland. Thanks to a roof covered in solar panels, you will significantly reduce your power bills, freeing up your finances to go out and enjoy what the 'GC' has to offer!

Property Features Include:

- Built in 2003 - total land size for both duplexes 698 sqm
- King sized master bedroom at rear of home - walk in robe & en-suite
- Queen sized second & third bedrooms at front of home - built in robes
- BONUS: Built in home office with desk and shelving - not shown in photos
- Spacious kitchen - with plenty of storage & bench space, dishwasher
- Good sized linen press in hallway plus corner broom cupboard
- Main bathroom plus separate toilet
- Expansive open plan living and dining areas
- Large double garage with laundry at rear, access to clothesline
- Secluded front courtyard with water feature - lovely place to relax
- Outdoor entertaining area & private back courtyard - ultra low maintenance!
- SOLAR power (9 panels) = low electricity bills!
- Extras: outdoor blinds; garden shed for tidy tool storage
- No body corp levies - just shared building insurance

Fantastic Location:

- Less than 2.5km drive from the M1
- 1.5 km drive to Varsity Lakes Train Station (or easy 1km stroll via short-cut)
- Easy T shopping centre only 15 mins walk or 3 mins drive

3 BED | 2 BATH | 0 CAR

PRICE:
\$489,000+

OPEN FOR INSPECTION:
N/A



Robyn Wigmore
robyn.wigmore@atrealty.com.au
www.atrealty.com.au