

# 10/8 Woody Views Way, Robina, Qld 4226



## Townhouse For Sale

Friday, 3 May 2024

10/8 Woody Views Way, Robina, Qld 4226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 187 m2**

**Type: Townhouse**



Conrad Hyslop  
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## Contact Agent

Welcome to 'Villas Tijuana' - a stunning Spanish, Mexican -inspired sanctuary nestled within a gated community, presenting an exceptional opportunity for investors or first-time homebuyers seeking a harmonious blend of luxury and convenience. Positioned in the heart of the highly sought-after Robina precinct, this three-bedroom townhouse spans two spacious levels, offering a lifestyle of comfort and style mere moments from Robina Town Centre and the bustling energy of the 2032 Olympics hub. Upon entry, you are greeted by a sense of openness and tranquillity, with light-filled interiors seamlessly merging with the outdoors. The ground floor boasts a breezy open-plan living and dining area, complemented by a gourmet kitchen featuring elegant stone benchtops and an inviting island bench. Upstairs, three generously sized bedrooms await, each equipped with mirrored built-in robes and ceiling fans and two with air-conditioning. The serene light filled master bedroom features an ensuite and a built-in robe, ensuring a peaceful retreat at the end of the day. The main bathroom and a convenient powder room are also located on this level, catering to modern family needs. Entertain effortlessly in the private outdoor alfresco area, surrounded by mature palms and a low-maintenance garden, creating a perfect backdrop for gatherings or relaxation. Residents can also indulge in resort-style amenities including a sparkling inground pool, spa, BBQ area, sauna, and gymnasium within the gated complex. Additional features of this property include air conditioning downstairs, a double lock-up garage with internal access, ample storage space, and the added convenience of being pet-friendly (subject to body corporate approval). Included features:- 3 spacious bedrooms with built-in wardrobe, master with en-suite- Family bathroom with shower- Open plan lounge and dining space- Laundry plus Powder room combo- Kitchen with modern new appliances & dishwasher plus casual bar dining- Split cycle air conditioning in main living and master bedroom- Security screens and doors- Double lock up garage with entry into house plus two parking spaces- Tranquil outdoor entertainment area, leafy green outlook. The new lucky owner will benefit from a little TLC/renovation to capitalize on this spacious design and excellent location. Renovated properties around the area, have been selling in the \$850,000 - \$950,000 with smaller floorplans and single lock up garages. Seize the opportunity. Extra amenities:- BBQ plus entertainment area- Entertainment clubhouse with kitchen- Sauna & gym- Pool plus spa Water - Rates Per Quarter: \$591.49 Strata - Rates Per Quarter: \$1,710.23 before 20% discount if you pay on or before time. Council - Rates Per Quarter: \$561.66 Currently tenanted \$700 p/w until 18/12/2024 Rental appraised \$750 - \$800 p/w <https://d12maig5xvucum.cloudfront.net/06/a5/43/cf/3e/cc/48/73/90/d9/eb/2a/7e/c9/33/98.pdf> Location-wise, 'Villas Tijuana' offers unparalleled proximity to key amenities such as Robina Town Centre, renowned dining options along the lakefront, major retail outlets, entertainment venues, and a range of reputable schools. Easy access to major roads, the train station, and essential services such as Robina Hospital and Bond University further enhance the appeal of this prime location. For those with an eye on investment potential, the property presents an excellent opportunity with separate water meters, low body corporate fees, and a high rental demand area. Experience the epitome of Gold Coast living with this meticulously maintained townhouse in 'Villas Tijuana'. Contact The Conrad Hyslop Team today for more details and to arrange a private viewing of this exceptional property. [Disclaimer: All measurements and information provided are approximate and prospective buyers are encouraged to conduct their own due diligence.] Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.