

**108/2-4 Riverwalk Avenue, Robina, Qld 4226**



**Apartment For Sale**

Monday, 20 May 2024

108/2-4 Riverwalk Avenue, Robina, Qld 4226

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Offers Over \$829,000

This apartment is a standout in the Riverwalk precinct. Owner-occupied for many years, it shows exceptional care and maintenance. Its rare floor plan features sliding doors in every room that open onto the balcony, offering stunning views of the water and surrounding foliage. The high ceilings enhance the sense of spaciousness and light throughout the apartment. The generous main bedroom includes a large walk-in robe and a practical study nook. It also features an ensuite with a shower. The second bedroom is situated on the opposite side of the apartment from the main bedroom, with a nearby bathroom, ensuring privacy. It further offers direct access to a private covered balcony. Offering one of the best positions in Robina, this apartment provides easy walking access to the world class Robina Town Centre, complete with restaurants, cinemas, doctors, pharmacies, gym, world class stores, post office and banks. Other local facilities includes a Hospital, rail (direct to Brisbane airport), busses, private schools and universities.

**UNIT FEATURES:**

- North East aspect
- Master bedroom with ensuite, large walk-in robe and study nook
- Spacious interior with open plan kitchen, dining room and lounge
- Modern kitchen with ample storage
- Sliding doors open from living area and both bedrooms to the balcony
- Split system reverse cycle air-conditioning in living area and main bedroom
- Ceiling fan in second bedroom
- Pet friendly complex
- Lift access to car parking
- Two car spaces in secure underground parking

**COMPLEX FACILITIES INCLUDES:** Resort style pool BBQ Area Community room Tranquil grassed area along the river On-site management

**OUTGOINGS (approx):** Body Corporate Fees - \$117 per week Rates - \$1958 per year Water & Sewerage - \$392 per quarter

**APPROX. DISTANCES:** Major Shopping Centre (Robina Town Centre) - 500 m ALDI - 600m Beach - 8.4 km Primary School (Robina SS) - 3.9 km High School (Robina SHS) - 550 m Bond University - 5.3 km Bus Stop - 500 m Parkland - 150 m Highway - 950 m Train Station - 850 m Robina Hospital - 850 m