

114/1-25 Parnell Boulevard, Robina, Qld 4226



Sold Apartment

Monday, 25 September 2023

114/1-25 Parnell Boulevard, Robina, Qld 4226

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

\$620,000

Herbert Frey is proud to present this prime opportunity for the prospective occupier or investor. The lease is ending on 13 November so if you are looking to make this your new home you are in luck! If you are an investor, this also gives you the advantage of being able to increase the rent as needed. It's not often you get the full package, however this property is just that. Featuring broad views over the water and nestled away in a serene yet central pocket of Robina, you are only walking distance away from all the action at Robina Town Centre and the Easy-T Centre. The complex is highly secure with a fob needed for entry into the building, underground parking and also the outdoor entertaining space with infinity pool. Onsite management is very accommodating and has you covered with whatever property needs you require as a new owner. Please see below for a detailed summary of details:

PROPERTY FEATURES:- Some of the best wide water views in the building- Master bedroom with walk-in robe and ensuite- Open plan living/dining which flows through to the spacious balcony- Both the bedrooms and the living area include reverse cycle air conditioners- Kitchen features stone bench top, an integrated dishwasher and internal laundry- Main bathroom includes a bath

COMPLEX FEATURES:- Onsite manager to attend to your enquiries- Infinity pool and barbecue outdoor entertaining facilities- Secure allocated parking space- Pet friendly subject to Body Corporate approval

LOCATION BENEFITS:- Short drive to Robina Town Centre shopping district, Bond University, Burleigh beach, sports stadium, hospital, Robina station and the motorway- Walk to Robina Town Centre and Easy-T Centre, including retail shops, restaurants, cafes and transport

FINANCIALS:- Current rental income is \$650 weekly with opportunity to increase at lease end 13 Nov- Current rental appraisal is \$725 - \$775 weekly- Current body corporate fees approx. \$83 weekly- Current council rates approx. \$1,207 half yearly- Current water rates approx. \$302 quarterly

Please contact Herbert Frey with any questions you may have, our focus is connecting you with the owner and negotiating a positive outcome for all parties involved.

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.