

15/23 Peppertree Circuit, Robina, Qld 4226



Apartment For Sale

Tuesday, 14 May 2024

15/23 Peppertree Circuit, Robina, Qld 4226

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Type: Apartment



Orren Topolansky
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Offers Over \$910,000

This property comprises two separate units under the same title: a residential townhouse and a commercial space with a storefront. While currently leased independently, they are internally connected by a locked door, providing flexibility for potential future use.

Residential Property: Currently rented at \$720 per week
Commercial Property: Currently rented at \$2,288 per month
Equivalent total weekly income: \$1,248
Equivalent gross annual income: \$64,896

RESIDENTIAL TOWNHOUSE: The townhouse features three spacious bedrooms, two living areas, and two bathrooms, making it an ideal choice for a family residence. Its location in Robina ensures that it will always be in high demand.

Property Features -

- Within the highly sought after Varsity College catchment
- Ducted air-conditioning (recently replaced)
- Open plan living area and kitchen
- Double lock up garage
- Internal separate laundry
- Balconies on either side of the property with views

COMMERCIAL SUITE: Situated on Christine Avenue, the commercial property provides excellent exposure in a rapidly growing area at the commercial hub of Robina. Given that much of the commercial development space in the vicinity has already been developed, this property is well-positioned for potential future appreciation.

Property features:

- Shop front exposure to Christine Avenue
- Currently leased at \$2,288 per month with good tenant
- One allocated parking space and visitors parking space
- Toilet and powder room
- Kitchenette
- Air conditioning

OUTGOINGS: Rates - \$3,673 per year
Body Corporate Fees - \$7,648 per year
Insurance - \$539 per year

APPROX. DISTANCES: Major Shopping Centre (Robina Town Centre) - 1.1 km
EasyT Centre - 140 m
Bus Stop - 50 m
Robina Hospital - 2.7 km
Primary School (Varsity College) - 1.9 km
High School (Varsity College) - 2.2 km
Bond University - 3.3 km
Parkland - 140 m
Highway - 2.0 km
Train Station - 2.3 km
Beach - 6.5 km

Please call Orren on 0414 775 977 if you would like to inspect.