

22 Royal Woods Drive, Robina, Qld 4226



Sold House

Friday, 18 August 2023

22 Royal Woods Drive, Robina, Qld 4226

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 403 m2

Type: House

Contact agent

Well I'll be....what an absolute stunner we have for you here. Backing onto Lake Lomandra Park, 22 Royal Woods is a beautifully renovated 4-bedroom home that is the ideal location for the upcoming summer. It's low maintenance, well-maintained, has a sensational pool with waterfall, two undercover entertaining areas outside and an elevated view of Pine Trees. There is a such a WOW factor when you head out the back that it feels as if you are in a treehouse in the middle of Robina. The house has been carefully renovated in most parts and the kitchen is purpose built for those who love to cook, with a four burner gas cooktop, a large benchtop and plenty of storage front and back. The living and dining flow from there and the high ceilings really make the space feel incredibly ample. There's a 4th bedroom downstairs that is now doubling as an office, as well as powder room, laundry and utilities area. Upstairs, we have 3 more bedrooms, an ensuite and main bathroom. The floor plan really is ideal for entertainers, families, investors and parents looking to house their kids at Bond University, whilst allowing the capital growth, as well as the rental growth provide a substantially profitable investment. Varsity College Senior and Primary schools are also just a short walk/bike ride away and there are buses close by too. Minutes to Varsity College, Bond University, Varsity Central, Burleigh Beach, Robina Town Centre, Lake Orr (the most underrated amenity on the Gold Coast), the M1 Motorway, cafes, bars and restaurant, the Location is the bomb!! Call Greg on 0475 046 561 to discuss the property further or to organise an inspection. **HIGHLIGHTS:**• 4 Bedrooms/2.5 Bathrooms/double garage + 2 extra parks on the driveway• Double storey rendered home• Large swimming pool and 2 outside covered entertaining areas with stunning views to nature• Low maintenance, fully fenced 400m2 block• Very close to Varsity College, Bond University, Burleigh Beach, Varsity Central and Robina Town Centre• Safe and friendly neighbourhood• Ducted Air conditioning and Vacuum• Separate renovated laundry• Downstairs bedroom and separate bathroom• Recently painted• Ceiling fans in upstairs bedrooms• Dishwasher• Solar System - 6kw + large water tank • Perfect for investors and BOND University students • Newly renovated kitchen• Plantation shutters

POTENTIAL INCOME:Rental: \$1100- \$1200 week (approx)Airbnb - \$400- \$950 per night

SCHOOL CATCHMENT ZONE:Varsity Primary SchoolVarsity College Senior SchoolBond UniversityBus Stop - 800mRobina Town Centre - 2.4kmPrimary School - 2.9kmHigh School - 1.4kmParkland - 700mHighway - 3.2kmTrain Station - 3.6kmBeach - 7.4kmHospital - 2.3km

Disclaimer:In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.