

# 23/2 The Gardenway, Robina, Qld 4226

## Townhouse For Sale

Monday, 13 November 2023

23/2 The Gardenway, Robina, Qld 4226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 113 m2**

**Type: Townhouse**



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**\$740,000+**

Discover the ultimate blend of convenience and sophistication with this exceptional modern townhouse nestled in the sought-after locale of Robina. An ideal opportunity for executives or astute investors, this property offers a seamless living experience and an impressive yield in an area renowned for its high demand. Featuring a sleek and contemporary design, the lower level of this property is designed for practicality and comfort. The exquisite kitchen, equipped with stone bench tops, 2-pac cabinetry, and top-of-the-line European appliances, is a culinary enthusiast's dream. The airy lounge and dining area effortlessly transition to the inviting covered alfresco space and low-maintenance gardens, perfect for entertaining guests or enjoying quiet moments of relaxation. A convenient powder room accessible from the garage adds to the functional layout of the home. **PROPERTY FEATURES:** • 3 generous bedrooms, including the stylish master with walk-in-robe, ensuite and private balcony overlooking the courtyard. • A modern kitchen which boasts stone benchtops and European appliances, with smart extra storage options. • Spacious open-plan lounge and dining area flows beautifully to the covered alfresco entertaining area which overlooks the stylish private courtyard • Timber staircase leading upstairs with plenty of storage. • High 2.6-meter ceilings and tiles throughout • Single lock up garage with internal access and single carport • Air conditioning • Separate sitting/reading room and office upstairs • Crimsafe screens on ground floor, gas hot water, ceiling fans, rainwater tank and individual water meter. • Ample visitor parking nearby the townhouse • Located in the heart of Robina with walking distance to Robina Town Centre • A host of quality private schools and golf courses, within easy access to the M1 motorway, Bond University, Varsity Lakes and only 8kms from beautiful Gold Coast beaches Nestled within the esteemed Paddington Terraces development, this property boasts a strong sense of community and an ideal mix of long-term tenants and owner-occupiers. Take advantage of the large common BBQ area and ample visitors parking, all while enjoying the remarkably low body corporate fees of just \$24 per week, inclusive of building insurance. Embrace the vibrant lifestyle that Robina has to offer, with the town centre just a leisurely stroll away. Indulge in an array of dining options, diverse shopping experiences, and entertainment venues all within easy reach. Benefit from the proximity to key amenities such as the Robina train station, public and private hospitals, esteemed educational institutions, and recreational facilities, ensuring a well-connected and fulfilling lifestyle. With the newly opened Robina Central right next door, featuring popular establishments such as ALDI, GYG, and Starbucks, everyday conveniences are just steps away. This exceptional property is tailor-made for the discerning executive seeking a hassle-free lifestyle paired with the advantages of a prime location and contemporary design. Whether you're looking to move in immediately or secure a quality tenant, this property is sure to meet and exceed your expectations. Don't miss out on the opportunity to make this coveted residence your own.