

2602/22-34 Glenside Drive, Robina, Qld 4226



Townhouse For Sale

Wednesday, 28 February 2024

2602/22-34 Glenside Drive, Robina, Qld 4226

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Leanne Jenke
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Offers Over \$795,000

The Leanne Jenke team are proud to present this beautiful, move-in ready, townhouse located in 'Chateau Martinique' an excellently maintained, pet friendly, gated estate in the heart of prosperous Robina. This light-filled two storey, three bedroom townhouse backs on to water and is surrounded by beautifully maintained gardens. Chateau Martinique features superb resort facilities, including large pool with water features, heated outdoor spa, gymnasium, sauna, undercover barbecue areas and a function room available to residents for celebrations. Together with on-site management, a healthy sinking fund and excellent estimated rental return, this property, close to all community facilities, is equally attractive to owner-occupiers and investors. Ready to move in and enjoy, the open plan design flows into the adjoining dining and living areas, spilling outdoors to an expansive covered entertaining space offering a multitude of options. With enough space to put in a spa or simply sit back and enjoy sunsets over the water and the abundance of birdlife in your private piece of paradise. Enjoy ducted air-conditioning throughout the home to keep you comfortable all year round and security screens have been installed in the the property for added peace of mind. Stunning plantation shutters accent the sliding doors in the living and dining rooms and also in the master bedroom giving the home a modern coastal feel. Practical, attractive floor tiles give way to carpet on the timber and wrought iron staircase, two bedrooms with mirrored built-in robes and ceiling fans. The spacious master with serene vistas to the hills, a decorative "Juliet" wrought-iron balcony and ensuite with oversized shower. A family bathroom with bath and overhead shower also occupies this level. Brilliantly positioned within walking distance to 'Greenheart' parklands (currently being developed) and Robina Town Centre, train station and the local hospital - just minutes from Cbus Stadium, Bond University, schools, transport, the M1 and the vibrant local cafe and entertainment scene and with such excellent recreational facilities, it's easy to see why a stylish lifestyle in this superbly groomed complex is so highly sought-after. We confidently recommend your early appointment to view this highly desirable home.

Key Features:

- Secure, gated, superbly maintained pet friendly complex
- Beautiful gardens. On site managers. Healthy Sinking Fund.
- Resort facilities/pool/heated spa/gym/bbq areas/function room
- Open plan kitchen/ample cabinetry & bench space. Tiled floors
- Ducted Air-conditioned throughout
- Security Screens for added safety
- Modern plantation shutters in living, dining and master bedroom
- Large entertaining deck with Hinterland views
- Compact laundry. Toilet. Water heater/under stair storage room
- Timber & wrought iron staircase. Landing/double linen press
- 2 bedrooms, both with mirrored built-in wardrobes & fans
- Master bedroom with large built-in robe and ensuite
- Main bathroom with bath
- Remote lock-up garage with internal access
- Secure carport for second vehicle
- Designated visitor parking areas
- Pet friendly complex with BC approval
- Rental appraisal \$790-\$810 per week

Outgoings:

- Low body corporate fees of \$117 per week
- Rates \$1876 per annum
- Water \$1040 per annum