

# 28A+B Scots Place, Robina, Qld 4226

## House For Sale

Thursday, 13 June 2024



28A+B Scots Place, Robina, Qld 4226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 606 m2**

**Type: House**



Dennis McDermott  
0755788826

## Auction

**Auction Location: On site** An outstanding opportunity such as this presents itself only rarely in a lifetime, so do not miss the chance to secure your future together with a lifestyle of convenience in one smart move. Attention young families, downsizers and savvy investors! McDermott Residential proudly presents this very attractive 3 bedroom duplex home pair to the market, freshly rejuvenated and ready for immediate occupancy. Combining a spacious layout with quality construction and an outstanding, central yet peaceful location, this is a low-maintenance lifestyle opportunity and a very intelligent long term investment addition to your portfolio. Strategically positioned on a generous 606m<sup>2</sup> allotment with a cul-de-sac location, close to all amenities and within the esteemed Varsity College school catchment zone, 28A and 28B each boast 3 bedrooms and 2 bathrooms and are completely separate with no common walls, ensuring occupants a peaceful tranquillity with the convenience of location. Both homes represent a mirror image of the other and boast a generous floor plan, with central kitchen and air conditioned, open plan living/dining area separating the master bedroom from bedrooms 2 and 3. Enjoy dining and entertaining year round, the kitchen with gas cook top ideally positioned to service indoors or alfresco on the covered timber deck under main roof. Each spacious bedroom features fans and built-in robes, the master with new air conditioning, fan, walk-in robe and ensuite. Additional features include separate laundry with external access, main bathroom with separate W/C, single lock-up garage plus driveway parking and gated side access with parking for boat/trailer or simply add turf for kids and pets. Upgrades to each home include freshly painted interior, painted exterior including pointing and re-coating tiled roof, new 6.6 KW solar systems, new LED lighting throughout, new A/C to master bedroom. 28A also boasts new hybrid flooring and new carpets to all bedrooms, new kitchen appliances plus more. This fenced allotment is strata titled and ready to go, with no body corporate fees to concern you apart from insurance. The excellent central location is within walking distance to the easy-t centre with IGA, retail and dining options, 2 minutes to the world class shopping and dining at Robina Town Centre, Robina Hospital (public and private), train station, TAFE and Titans Stadium. Varsity College is within 2-3 minutes drive or easy bike ride, so too Bond University and Varsity station. You can be on the M1 Motorway in 2 -3 minutes, a host of quality schools and golf courses or head to famous patrolled Gold Coast beaches in about 10 minutes, with Broadbeach, Star Casino precinct and Burleigh Heads surf point presenting fabulous lifestyle options. 28A Scots Place and 28B Scots Place will be sold individually by auction on Saturday 6th July at 12.30pm on site. Seller has issued clear instructions to sell and will consider all offers prior to auction. Please contact Dennis McDermott for Relevant Information Memorandum on 0418 900886 or email [dennis.mc@mcdermottresidential.com.au](mailto:dennis.mc@mcdermottresidential.com.au) but do not miss this opportunity. Disclaimer: Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquires. This business is independently owned and operated by Emerald Coral Pty Ltd t/as McDermott Residential ABN 51 811 642 130