

30/1 Riverwalk Avenue, Robina, Qld 4226



Apartment For Sale

Thursday, 18 January 2024

30/1 Riverwalk Avenue, Robina, Qld 4226

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 139 m2

Type: Apartment



Renée Morgan
0756089688

\$869,000

BRILLIANT LOCATION Loaded with vivacious style and a trendy village vibe, this enchanting enclave is comprised of numerous sections uniting to create Riverwalk, a highly sought-after residential area within walking distance to the local shops and amenities, Robina Town Centre with its abundance of cafes and restaurants, the train station, hospital and Cbus stadium. It's also just a short drive to M1 and only 10 minutes from beautiful Gold Coast beaches. This particular east-facing apartment resides in Clarence on Riverwalk and occupies a top floor position (3rd level) with scenic vistas and gentle breezes. On site managers meticulously maintain the secure pet friendly complex with its gorgeous gardens, large sparkling pool and barbecue leisure areas. Open plan design shines with 12 foot ceilings in the air-conditioned lounge and dining areas amplifying the super-spacious ambience. This adjoins the kitchen with generous cabinetry and stone benchtops. Faux timber dresses the kitchen floor, the dining area and lounge have been recently repainted, striking pendant lighting has been added and attractive block-out roller blinds were installed in all the bedrooms. Flowing out from the living area, a large paved covered balcony features super-sized electronically controlled floor to ceiling blinds making it the ideal all-weather entertaining and leisure venue. Three bedrooms, all with built-in mirrored robes include the air-conditioned master with ensuite and private balcony also with electronically controlled weather and privacy blinds. The remaining two have remote control fans and share a bathroom and separate toilet. There's also a separate laundry and large linen press. Offering its new owners an impressive instant income, this scenic sunlit unit is currently leased until March 2024. As a wise financially rewarding growth investment or as your own exciting new residence, this apartment in its prized location represents canny buying. Be quick to inspect. **POINTS:** Sought-after top (3rd) level position with scenic outlook Pristine secure complex with large pool & BBQ amenities On site managers. Pet friendly. Intercom entry system Sunlit air-conditioned open plan dining & living areas Sliding door to covered balcony + huge electronic blinds Picturesque under-cover alfresco leisure & entertaining Kitchen + abundant cabinetry & benchtops. Dishwasher Large master bedroom with air-con. ensuite & balcony + 2 spacious bedrooms, both with mirrored robes & fans Attractive new r/c block-out roller blinds in all bedrooms Fully tiled bathroom with bath & overhead shower. Toilet Generously sized laundry with storage. Linen press Freshly painted & with faux timber floors throughout 2 car spaces plus 2 adjacent lockable storage sheds Walking distance to local shops & Robina Town Centre Close to hospital, Cbus stadium & Robina station & M1 Just a 10 minute drive to Gold Coast's iconic beaches Close to early learning & numerous reputable schools