

**34/2 Arbour Avenue, Robina, Qld 4226**



**Sold Apartment**

Tuesday, 14 November 2023

34/2 Arbour Avenue, Robina, Qld 4226

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 116 m2**

**Type: Apartment**



Orren Topolansky  
0414775977

**\$621,500**

This apartment represents exceptional value in this area. Positioned in the highly sought after Riverwalk precinct, it offers a unique lifestyle of convenience. The apartment is spacious with a centrally located kitchen, large open plan living areas and balconies on both sides. The large main bedroom faces North and has a walk in robe and en-suite with a double vanity. The second bedroom is generous in size and has a large main bathroom nearby. The apartment is offered in an original condition and is priced accordingly to offer the new owner the opportunity to update in a manner that suits their requirements and taste. Offering one of the best positions in Robina, this apartment provides easy walking access to the world class Robina Town Centre, complete with restaurants, cinemas, doctors, pharmacies, gym, world class stores, post office and banks. Other local facilities includes a Hospital, rail (direct to Brisbane airport), busses, private schools and universities. **PROPERTY FEATURES:** Two patios Sliding doors to patios Master bedroom with ensuite and large walk in robe Spacious interior with open plan kitchen, dining room and lounge Modern kitchen with stainless steel appliances and ample storage Split system reverse cycle air-conditioning in living areas and main bedroom Two car spaces side by side in secure underground parking Rental Appraisal: \$660 to \$680 per week approx. **OUTGOINGS:** Body Corporate fees - \$81 / week approx. Council Rates - \$2415 per year approx. Water & Sewerage fees - \$338 per quarter approx. **APPROX. DISTANCES:** Major Shopping Centre (Robina Town Centre) - 250 m ALDI - 400 m Bus Stop - 250 m Local Shops - 50 m Robina Hospital - 1.2 km Primary School (Robina SS) - 3.8 km High School (Robina SHS) - 1 km Bond University - 5.2 km Parkland - 50 m Highway - 1 km Train Station - 1.3 km Beach - 8.1 km