

3407/42 Laver Drive, Robina, Qld 4226

Unit For Sale

Thursday, 18 April 2024

3407/42 Laver Drive, Robina, Qld 4226

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 107 m2

Type: Unit



Morgan Oliver
0404050620

Offers Over \$685,000

This beautiful 2-bedroom apartment is located in the Cambridge Residences complex situated on Laver Drive, Robina. Close to all the facilities and amenities associated with the renowned Robina Town Centre you have access to shopping, education and transport amenities right on your doorstep. This apartment offers 94m² of living which includes 2 bedrooms, 2 bathrooms, with a central living area, an undercover balcony plus an exclusive use car park in the secure basement carpark. The open plan living/dining area offers a great living space for you to enjoy with the kitchen offering a stylish and modern backdrop. The kitchen features stone bench tops with a waterfall feature end, 600mm gas cooktop and under bench oven, dishwasher, pantry, soft close cabinetry and breakfast bar. This stunning designer kitchen is the very heart of this beautiful apartment and it also overlooks the tiled undercover balcony. Timber-look laminate flooring features in the central living area while the bedrooms enjoy the comfort of carpet underfoot. Crisp white roller blinds feature throughout the apartment and enhance the strong minimalist vibe of the apartment. The living area is also air conditioned for your year-round comfort. The master bedroom has direct access to the balcony and also enjoys views over the grounds of Cambridge Residences as well as the surrounding area. A walk-through robe and an ensuite compliment the master bedroom. The ensuite features stone bench tops, a shower, vanity, toilet and soft close cabinetry. For your year-round comfort the master bedroom is air conditioned. The second bedroom mirrors the aesthetics of the master bedroom and includes a large built-in robe for storage. The main bathroom offers an over the bath shower, toilet and a stone topped vanity. The laundry provides a laundry tub, washer and dryer. A secure, allocated basement carpark is attached to the residence. The central amenities available at Cambridge Residences include a lovely resort style pool, gymnasium, BBQ area and residents meeting room which are available for your use. The body corporate levies, which cover the Administration Fund, Sinking Fund and Insurance Fund are approximately \$100 per week in the levy period from 1 May 2024 to 31 August 2024. Apartment 3407 is currently rented for \$610 per week and the lease runs through until 10 April 2025. Arrange an inspection today of this great central Robina apartment. Features include:

- 94m² of apartment living located on level 3 with an exclusive use basement carpark, totally 107m²
- Centrally located to the renowned facilities and amenities associated with Robina Town Centre
- Spacious master bedroom with walk through robe plus ensuite
- Secure building with intercom from entry
- Bedroom 2 includes a large built-in robe with mirror-fronts
- Large open plan central living area adjacent to the kitchen
- Study nook
- Central kitchen with 600mm gas cooktop, under bench oven, stone bench tops featuring waterfall end, pantry and breakfast bar
- Large covered, tiled balcony
- Split air-conditioning systems in living and master bedroom
- Timber-look laminate flooring in central living area with carpet to bedrooms
- Main bathroom features vanity, shower over the bath and toilet
- Separate laundry includes laundry tub, washing machine and dryer
- Roller blinds throughout
- Tinted windows
- Secure basement exclusive use car park with additional visitor car parking on site
- Central amenities include resort style swimming pool, gymnasium, BBQ area and resident's meeting room
- Established gardens and surrounds

Conveniently located:

- 3.5 km to Robina State School Catchment (Primary within catchment)
- 700m to Robina State High School (Secondary within catchment)
- 2.5 km to Somerset College (Prep – 12)
- 9.5 km to Emmanuel College (Prep 12)
- 800m to Robina Town Centre
- 2.5 km to M1 North on ramp
- 2.2 km to M1 South on ramp
- 700 m to Robina train Station
- 650 m to Robina Hospital
- 6.8 km to Bunnings Burleigh Waters

Contact Morgan Oliver, your trusted Robina Real Estate specialist at JMO Property Group today on (07) 5517 5282 or morgan@jmoproperty.com.au to register your interest.

Disclaimer: JMO Property Group has obtained the information presented herein from a variety of sources we believe to be reliable. The accuracy of this information, however, cannot be guaranteed by JMO Property Group and all parties should make their own enquiries to verify this information.

Disclaimer: Disclaimer: JMO Property Group has obtained the information presented herein from a variety of sources we believe to be reliable. The accuracy of this information, however, cannot be guaranteed by JMO Property Group and all parties should make their own enquiries to verify this information.