

4 Mountain Ash Circuit, Robina, Qld 4226

House For Sale

Saturday, 9 December 2023

4 Mountain Ash Circuit, Robina, Qld 4226

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 721 m²

Type: House



Mitch Harrop
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Joe Walker
0432111975

Auction

Auction Location: On Site*** Video Walk Through on Facebook - Robina Property Group ***Auction: Wednesday 20th December @ 5:30pm A building and pest inspection report and a recent comparable sales report will be made available. Nestled in one of Robina's most coveted locales "Robina Groves", Joe Walker and Mitch Harrop proudly present, 4 Mountain Ash Circuit, Robina. This home enjoys a prime position just moments away from the bustling Easy T Centre and a stone's throw from the vibrant Robina Town Centre. Its convenience is matched by the sheer magnitude of its 721 sqm block and over 300 sqm internal size, offering an expansive oasis of space. The grand street frontage and expansive driveway create a welcoming facade, providing a retreat from the hustle and bustle. Set against the backdrop of high ceilings and a bright, airy atmosphere, the grand foyer unfolds into a home designed for comfort and elegance. The open-plan layout seamlessly connects each room, creating a harmonious flow throughout. This property is more than just a dwelling; it's an invitation to a lifestyle where every corner exudes a sense of refinement and relaxation. Beyond its practicality and contemporary charm, the residence is a testament to the synergy between luxury and liveability. Whether you're entertaining in the spacious living areas, pruning the lush fruit trees or enjoying the tranquillity of the outdoor spaces, this home epitomises the ideal blend of convenience, style, and comfort.

Boasting Home Features Include: Vacant with the potential to move in before Christmas, absolutely nothing to be done. Set on an impressive 721 sqm block, the grand street frontage sets a captivating standard for the entire residence. Awe-inspiring high ceilings amplify the expansive, light-filled atmosphere, bathing the space in natural radiance. Formal sitting area, dining area and lounge room are all seamlessly connected, creating a harmonious flow throughout. Open-plan kitchen, adorned with stunning stone benchtops, a gas cooktop, SMEG oven, and ample storage, overlooks the entire living areas. Enjoy low-maintenance outdoor entertainment with a covered area and a paved courtyard overlooking the serene pool. If you're a green thumb you'll love the meticulously maintained garden and greenhouse with an array of fruit trees, featuring a fully irrigated water system and six large water tanks. King-sized master bedroom features a huge walk-in robe and ensuite with a double vanity, shower, separate bath, toilet room, and outdoor access. Three additional bedrooms offer spacious comfort, each with built-in mirrored robes and leafy outlooks. Oversized main bathroom indulges with a double vanity, shower, and separate bath and toilet. Year-round comfort is guaranteed with the ducted air conditioning throughout the whole home. Piped gas, ducted vacuum system, and a sizable laundry with both side and garage access make daily chores a breeze. Triple remote-controlled lock-up garage, with internal and backyard access. Recently refreshed with interior, driveway, and roof painting, along with roof repointing and gutter guard. Embrace sustainability with a 14-panel 2.8KW solar system and solar hot water features. The fabulous array of fruit trees include: Raspberry, Mulberry, Nectarine, Peach, Plum, Apricot, Pear, Coffee, Apple, Lemon & Fig!!

Council Rates: Approx. \$1,110 bi-annually **Water Rates:** Approx. \$640 per quarter

Boasting Location Features Include: Close by are Kings, All Saints, Hillcrest and Gold Coast Christian College. Sought after Varsity College catchment. Gorgeous leafy walking tracks close by. Quiet family friendly street. A short stroll down picturesque parks and convenience stores. Close to Varsity Train Station. Robina Town Centre and easy access to the M1. Short drive to Burleigh Heads and the world renowned Gold Coast beaches. For more information, contact your local agents Joe Walker and Mitch Harrop today!

Price Disclaimer: This property is being sold by way of auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. **Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. * denotes approximate measurements.