

**47 Promenade Avenue, Robina, Qld 4226**

**Sold House**

Friday, 1 September 2023



47 Promenade Avenue, Robina, Qld 4226

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 418 m2**

**Type: House**

**\$1,250,000**

Introducing an exquisite 3-bedroom home in the heart of Robina. Overlooking the water toward Robina Town Center, inside, you'll find 2 spacious living areas, perfect for entertaining or relaxation. With the Master Bedroom on the ground floor, this charming residence has 2 modern bathrooms, a powder room downstairs and a convenient double lock-up garage. Step outside to enjoy not one but two inviting, covered, outdoor patios with a built in BBQ, ideal for hosting gatherings or soaking up the Queensland sun. This home is equipped with ducted cooling air conditioning for year-round comfort. Walk around the Lake to Robina Town Centre or the local park from your own private gate access to walkways. Situated in a Cul De Sac for peace and quiet, and just a 2-minute drive away from Robina Town Centre, you'll have easy access to shopping, dining, and entertainment options. Plus, the best coffee shops are right at your doorstep. Commuting is a breeze, with the train station and bus stop both just a 2-minute drive away. Embrace the tranquility of this quiet neighborhood while still being in the heart of Robina. Don't miss this opportunity to elevate your lifestyle in one of Gold Coast's most sought-after suburbs. Contact us now to arrange an inspection and make this stunning property yours!

Features include: • renovated kitchen • 3 bedrooms • 2 bathrooms • Double lock-up garage • 2 living areas • 2 covered outdoor patios, and built in BBQ • Ducted air conditioning cooling only • 2-minute drive to Robina Town Centre • Proximity to the best coffee shops • 2-minute drive to the train station and bus stop • Quiet neighborhood in the middle of Robina • Rates \$2600/yr approx • Water \$1400/yr approx • Rental Appraisal \$870-\$950/week

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.

Covid-19 Disclaimer: All representatives of our agency will conduct open homes and private inspections as per the social distancing rules in accordance with Government guidelines.