

480 Christine Avenue, Robina, Qld 4226



Townhouse For Sale

Friday, 17 May 2024

480 Christine Avenue, Robina, Qld 4226

Bedrooms: 3

Bathrooms: 3

Parkings: 4

Area: 132 m2

Type: Townhouse



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Offer over \$779,000

This spacious townhouse boasts numerous advantages, including its rare and highly private " location, which overlooks the parkland and lake. The area is teeming with diverse bird species, walking trails, and open green spaces for leisure and exercise. Another benefit is its unbeatable proximity, just a few minutes' walk to the Easy T Centre, shops, public transport, Tavern, and Robina Town Centre, renowned for its world-class entertainment, shopping, and dining options. With its bright and airy ambiance, this townhome is sure to make you proud as your new residence. Its central location and low-maintenance design allow you more time to focus on the things that truly matter while enjoying the abundance of nearby amenities. Unwind on the tranquil private outdoor paved terrace, where you can relish the soothing melodies of birds fluttering amidst the trees. Nestled in the highly desirable "" community at the heart of the Gold Coast, this property offers a harmonious blend of beauty, tranquility, security, convenience, and practicality. The well-equipped complex features a security gated entry, a large swimming pool, a spa, a BBQ area, and impeccably maintained grounds. Within a short stroll, you'll discover parks, recreational fields, bus stops, a local chemist/medical center, restaurants, childcare facilities, local shops, dining options, and the popular Robina Tavern. Moreover, the stunning Gold Coast beaches are just a brief 10-minute drive away, while easy access to the M1 freeway is only a few minutes by car. The property itself enjoys a coveted position that is rarely available but highly sought after. Whether you're seeking a hassle-free investment, a retirement or first home, or simply a private and secure sanctuary that requires minimal upkeep, this townhouse offers it all, perfectly situated at the heart of Robina with everything our vibrant Gold Coast has to offer.

Key Property Features: Built in 2000 Immaculately presented two-story townhome with a delightful green outlook and excellent entertaining options

Expansive master bedroom with a king-size bed, a spacious walk-in robe, air conditioning, a sizable ensuite, and a large private balcony overlooking greenery

Two additional queen-size bedrooms featuring built-in mirror robes and ceiling fans

Generous open plan living area flowing seamlessly to a private covered terrace through two large sliding doors, creating an inviting space for entertaining and enjoying refreshing breezes

Well-designed kitchen with Caesar stone benchtops, stainless steel appliances, a dishwasher, ample bench space, and a large refrigerator cavity

Additional powder room on the ground floor for added convenience

Sizeable main bathroom with a separate shower and bath

Abundant storage cupboards throughout the property

Insulation and ceiling fans in all bedrooms for year-round comfort

Security screen on the front door, complemented by secure gated entry with an intercom system

Single automatic lock-up garage and a lockable car court for two vehicles with a long driveway attached to the garage, as well as visitor parking available within the community

Spacious internal laundry room with extra storage capacity

Rental potential estimated at \$780 - \$820 per week

Approximately \$1000 per year for council rates (charged semi-annually)

Water costs approximately \$450 per quarter

Body Corporate levy \$110 per week

Community Features: Pet-friendly (subject to body corporate approval)

Stunning resort-style pool, entertaining area, and BBQ facilities, all meticulously maintained for your enjoyment

Friendly onsite manager, security gates, and intercom system providing enhanced security

Strong community spirit with well-maintained grounds and buildings

The property's body corporate fees are \$110 per week, covering sinking/administration funds, building maintenance/insurance, and the upkeep of facilities, security, and common grounds. Properties as exceptional as this one is rare and highly sought after. Don't miss out on this incredible opportunity seize it by contacting the agent today!

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