

**49 Parnell Boulevard, Robina, Qld 4226**



**House For Sale**

Saturday, 27 January 2024

49 Parnell Boulevard, Robina, Qld 4226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mitch Harrop  
0448281114



Joe Walker  
0432111975

## Offers over \$990,000

Nestled in the heart of Robina, this contemporary waterfront home proudly presented by Joe Walker and Mitch Harrop is the epitome of modern living. Effortlessly blending contemporary elegance with unparalleled convenience, this home integrates into the natural beauty that surrounds it. With tasteful updates that seamlessly blend style and functionality, this residence is a rare gem spanning over three meticulously planned levels. The bright and airy ambience welcomes you into a generously spaced haven adorned with high ceilings, creating an inviting open-plan space that exudes sophistication. Beyond the confines of this elegant abode, its prime location enhances the allure. Positioned within walking distance to Robina Town Centre, local cafes, restaurants, and essential amenities, convenience meets luxury seamlessly. Experience a lifestyle where modernity meets serenity, making this waterfront home an exceptionally rare find in the heart of Robina.

**Boasting Home Features Include:** Low maintenance home with no body corporate fees Thoughtfully crafted living space with an inviting, bright, and airy atmosphere, featuring stunning floorboards Stack back doors create a seamless transition from the living room to the undercover alfresco Covered alfresco with a ceiling fan, providing comfort while enjoying the rare and private lake views Modern kitchen, refreshed with luxury in mind, showcasing an island bench, all-new appliances, and ample storage Upstairs boasts three spacious bedrooms and a separate sitting area on the landing King-sized master bedroom with air conditioning, walk-in robe, modern ensuite, and private balcony Two additional bedrooms with built-in robes, ceiling fans, and leafy outlooks Large contemporary main bathroom comes complete with laundry facilities Reverse cycle air conditioning ensures comfort in the main living area Expansive downstairs area with a second kitchenette, suitable for use as a bedroom, home office, or rumpus room, featuring polished concrete flooring Private covered courtyard, designed with entertaining, leading to a fully fenced grassed backyard overlooking the water Double lock-up garage with internal access and additional driveway parking Freshly updated with new fans, paint, LED lights, carpet, blinds, and captivating pendant lighting, enhancing the overall aesthetic

**Council Rates:** Approx. \$1,200 bi-annually **Water Rates:** Approx. \$400 per quarter **Boasting Location Features Include:** Conveniently located to Robina's Town Centre, you're shopping will be made a breeze Cafes, local shops and restaurants, bus stops, parks and Bond University are just moments away Nearby, you'll find Robina Hospital, both public and private, as well as the iconic Cbus Stadium and a bustling business hub With easy access to the M1, Robina Hospital and Robina Train Station, your daily commute is made easy Contact your local agents Mitch Harrop & Joe Walker for more information today!

**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.

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