

**6 Karrinyup Place, Robina, Qld 4226**



**House For Sale**

Tuesday, 30 April 2024

6 Karrinyup Place, Robina, Qld 4226

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Hayley Kidson

0412969898

## Auction

Tucked away at the end of a central and quiet cul-de-sac, this turn-key, single-level house presents an enticing opportunity for a young family. Situated within the sought-after pocket of Robina Woods, the property is surrounded by popular childcare and schooling options, parks, golf courses, restaurants and retail precincts. The light-filled interior has been treated to a modern renovation in recent years, and features engineered timber floors, chic plantation shutters, bespoke tiles, VJ panel feature walls and ducted, zoned air-conditioning throughout. Playing out across the practical floor plan are four bedrooms, each with a built-in robe and one with an ensuite. There is also a separate laundry and a dedicated office with a built-in desk, which offers a productive space for completing homework or working from home. The well-appointed kitchen shares an open space with the living and dining zones, ensuring you can cook up a storm while connecting as a family. When the weather calls for it, head outside to enjoy meals alfresco in the covered entertaining area. Facing north for day-long sun, the lagoon-style swimming pool is inviting year-round. Mature hedges lend privacy to the rear yard where children will appreciate a flat lawn and sandpit.

**The Highlights:**

- Renovated, modern single-level house
- Situated in a peaceful, family-friendly cul-de-sac of Robina Woods
- Proximity to daycare centres, schools and key conveniences
- North-facing, lagoon-style swimming pool; sandpit; flat, private lawn and mature hedging
- Covered outdoor entertaining area
- Timber floors, plantation shutters and VJ panelling throughout; bespoke tiles in bathrooms and laundry
- Open living, dining and kitchen zone with outdoor access to front and rear
- Kitchen features oven, four-burner electric cooktop, rangehood, dishwasher, double sink, reverse osmosis water filter; subway tile splashback and central island with storage and seating
- Four bedrooms, all with built-in robes, ceiling fans
- Master bedroom also has outdoor access and ensuite with floor-to-ceiling tiles, single basin, toilet and walk-in rain shower
- Office/study nook with built-in timber desk and cabinetry
- Main bathroom features floor-to-ceiling tiles, bathtub, walk-in rain shower, single vanity and separate toilet
- Separate laundry features sink, bespoke 'mother of pearl' fish scale tile splashback and outdoor access; external clothesline
- Built-in internal storage in hallway
- Attic storage with lighting, ventilation and ladder access via office/study nook
- Ducted, zoned air-conditioning throughout
- Secure double carport; garden shed
- Homsecur intercom system; Crimsafe security screens
- 5kW solar power system
- Fully fenced property with gated vehicle, pedestrian and side access

This sought-after pocket of Robina Woods is favoured for its central, family-friendly location. A choice of conveniences and dining venues, including the newly refurbished Robina Pavilion, lie within 2km, while the renowned retail precinct of Robina Town Centre is 3.6km. Robina's many other amenities, which include the hospital and train station also lie within 4.1km. Golfing enthusiasts will appreciate proximity to multiple golf courses, with the closest being Palmer Gold Coast at 2km, while a patrolled beach is only 7km away. The property sits in the catchment for Robina State School and Varsity College, and its central location offers easy access to popular childcare services and private schools. Proximity to major roads, including the M1, allows easy travel north or south. Secure a modern home in a central, family-friendly cul-de-sac – contact Hayley Kidson 0412 969 898.

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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