

112/1-25 Parnell Boulevard, Robina, Qld 4226



Apartment For Sale

Saturday, 29 June 2024

112/1-25 Parnell Boulevard, Robina, Qld 4226

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 87 m2

Type: Apartment



Herbert Frey
0490670324

Offers On Or Before 14th July

The owner's instructions are clear, they are after a result by 14th July. We will be presenting all offers up until the date so it's better not to wait as it may sell beforehand. This is a great opportunity if you are looking to occupy as the lease ends in 26 September 2024. Conversely, the rental income is also very strong if you are an investor. Discover the perfect blend of comfort and convenience in this modern 2-bedroom, 2-bathroom apartment. Built in 2018, this contemporary residence offers an ideal living space for couples, small families, or first home buyers. The open-plan layout maximizes space and natural light, creating a warm and inviting atmosphere. Nestled in a quiet street, this property is just moments away from major shopping centers, dining options, and entertainment venues. The area is well-served by public transport, making commutes a breeze. Plus, with several parks and recreational facilities nearby, you'll have plenty of options for outdoor activities and relaxation. Families will appreciate the proximity to reputable schools such as Robina State School and Varsity College. Don't miss this opportunity to secure a stylish and affordable home in one of Gold Coasts most sought-after suburbs. Act now to make this fantastic apartment yours!

PROPERTY HIGHLIGHTS:* Built in 2018* Master bedroom with walk-in robe and ensuite* Open-plan living/dining area opening out to the balcony* Balcony has room for an outdoor dining table and chairs* Reverse cycle air conditioning in both bedrooms and living area* Stylish kitchen with stone benchtops, integrated dishwasher and internal laundry* Main bathroom with bath

COMPLEX AMENITIES:* Dedicated onsite manager* Infinity pool and barbecue facilities for outdoor entertaining* Secure allocated parking* Pet-friendly environment (subject to Body Corporate approval)

LOCATION ADVANTAGES:- Short drive to major amenities including Robina Town Centre, Bond University, and Burleigh Beach- Convenient access to transport links, hospitals, and sports stadiums- Walking distance to a plethora of retail shops, dining options and entertainment venues

FINANCIAL DETAILS:- Current rental income: \$675 weekly- Rental appraisal: \$675 - \$725 weekly- Body corporate fees: Contact Agent- Council rates: Approximately \$1,290 half-yearly- Water rates: Approximately \$330 quarterly- Lease end date: 26/09/2024

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.