

# 4 Narrabeen Court, Robina, Qld 4226

## House For Sale

Tuesday, 2 July 2024

4 Narrabeen Court, Robina, Qld 4226

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 831 m2

Type: House



Jim Hart

0433127127

## Offers over \$1,400,000

INSPECTIONS: OPEN HOUSE & PRIVATE BOOKINGS\*Independent Building Condition Report available upon request.HIGHLIGHTS: Single-Level House - Needs TLC - Close to Bus Stop - Full Size 831 m2 Block - 4 Bedrooms + (study - converted garage) - 2 Bathrooms - Double Carport - Two Living Areas - Walk to Shops - Pet FriendlyKITCHEN: - Granite Benchtop, 25 Cupboards, 5 Drawers, Corner Pantry, Electric Cooktop, Electric Oven, Standard Rangehood, Dishwasher, Sink Disposal, Double Sink, (Oven not working)LIVING: - Formal Lounge Room - Carpeted, Formal Dining, Family Room - Tiled, Split System Air-Conditioning - (Air conditioning not working)BEDROOMS: Bed 1; Ensuite, Twin Double Built-In Robes, Garden View, Ceiling Fan, Carpet, Split System Air-Conditioning (Air conditioning not working)Bed 2; Triple Built-In Robe, Carpet, Ceiling Fan, Split System Air-Conditioning (not working), Front Yard View - (Ceiling has mould stains from old water leak.)Bed 3; Triple Built-In Robe, Carpet, Ceiling Fan, Side walkway viewBed 4; Double Built-In Robe, Carpet, Ceiling Fan, Side walkway view Study (Converted Garage); Tiled Floors, Ceiling Fan, Front Yard View, BATHROOMS: - MAIN: Separate Toilet, Bathtub, Single Vanity, Shower, Exhaust Fan, 3 Drawers, 3 Cupboards ENSUITE: - Single Vanity, Toilet, 3 Drawers, 4 Cupboards, Shower - (Signs of leaking shower tray evident)UTILITIES: - Double Linen Cupboard, Electric Hot Water System, Garden Shed, Separate Laundry Room Other Utilities:A single car garage is accessible from the double carport - the other half has been converted to a study/studioOUTDOORS: - Swimming Pool - pool has been converted to a pond and as such the pump & chlorinator do not workSIZES: Land - 831 m2 House - 237 m2 Bed One - 4.0 m x 4.0 mBed Two - 3.7 m x 3.8 mBed Three - 3.7 m x 3.6 mBed Four - 3.7 m x 3.0 mStudy - 3.0 m x 6.0 mDining - 4.4 m x 3.7 mFamily - 5.0 m x 5.0 mSingle Garage - 2.8 m x 6.0 mDouble Carport - 6.0 x 6.0 mINCOME ESTIMATE: \$1200 per weekOUTGOINGS: Council - TBAWater - TBASCHOOL CATCHMENT ZONE: Miami State SchoolVarsity CollegePrivate Schools: Arcadia CollegeSilkwood SchoolFEATURES & OPTIONS: Air-ConditioningEnsuiteCeiling FansBuilt-In RobesFully FencedWater ViewsDISTANCES: Bus Stop - 800 mLocal Shops - 1.7 KmMajor Shopping Centre - 5.1 kmPrimary School - 2.3 kmHigh School - 2.3 kmParkland - 2.5 kmHighway - 900 mTrain Station - 4.4 kmBeach - 4.4 kmINSPECTIONS: OPEN HOUSE & PRIVATE BOOKINGSSUBURB PROFILE - ROBINARobina sets the standard for residential living on the Gold Coast.Buying, renting or investing in property is a big decision. Knowing that Robina is right for you is just as important as the property itself. We've done some number crunching on Robina's demographic information to help you make a more informed decision and better understand the Robina lifestyle.With over 100 parks, six childcare centres, four golf courses, two schools and a top-notch university, Robina has got life-long learning and lifestyle covered for the young and young at heart.As a master-planned development, there is a place for everything stylish here - and everything is in its stylish place.Terracotta and cream single-storey dwellings mixed with brick homes and chic townhouses line Robina's quiet local streets and wide boulevards.Once a swampy cow paddock (bought for \$4 per acre in 1965), master-planned Robina is now a state-of-the-art neighbourhood.Established in 1980 and with an increasing array of world-class facilities and services, Robina is the jewel in the crown of one of Queensland's fastest growing regions.Robina was planned with children in mind, with specially designed parks, playgrounds and bike tracks that seem like an extension of the family backyard. Bond University students and professional couples are also well provided-for with restaurants, cafes, health-food stores and Robina Town Centre all centrally located.Perfectly located, Robina is close to all of the attractions of the Gold Coast, to its beautiful beaches, to the scenic hinterland and to the charming seaside towns of northern New South Wales. Its facilities are unmatched - a major hospital, an internationally-renowned university, and a sports stadium - but the suburb still feels surprisingly open, fresh and serene.Robina is home to one of the biggest shopping centres in the southern hemisphere. How big, you ask? Well, both the major supermarket chains are there, and one of them is represented twice. A growing community needs a lot of groceries - and tasteful retail options too, of course.Robina is built around three lakes - Robina Waters, Lake Orr and West Lake - and many homes have water views (Bond University takes up the shoreline of most of Lake Orr). Parklands and playgrounds radiate from these (and smaller) lakes throughout the suburb, while walking tracks, bikeways, open-air work-out equipment and a Greg Norman-designed golf course keep the residents healthy.Even Robina's railway station is architecturally designed by a renowned Dutch railway architect, so it's as smart and well thought-out as the rest of the suburb.Only 15 minutes from the Gold Coast glitter strip, Robina is a sophisticated retreat for families, students and couples who want every convenience and entertainment option on their doorstep, without hassle and fuss. Need more time for time out? Robina has it made in the shade.