

# 1108/42 Laver Drive, Robina, QLD, 4226

## Unit For Sale

Wednesday, 14 August 2024

1108/42 Laver Drive, Robina, QLD, 4226

**Bedrooms: 1**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## **110m2 Ground Floor Unit ideal for Down Sizers, First Home Buyers or Astute Investors**

This property is a fantastic opportunity for a new owner or astute investor, and is available immediately as the current owner is ready to move on.

This spacious and stylish ground-level one-bedroom apartment, with an additional study, two bathrooms, and a car space, features a private courtyard. It's move-in ready, perfect for living or investing.

The complex is modern, secure, and centrally located, offering convenience and comfort. The home is bright, spacious, and designed for comfortable living.

The well-sized kitchen includes modern appliances, stone benchtops, ample storage, and plenty of counter space, seamlessly flowing into the main living area, ideal for family life.

The property is within walking distance of Robina Town Shopping Centre, a dining and entertainment destination with over 350 specialty stores. A short 10-minute drive brings you to the Gold Coast beaches, Bond University, Varsity Lakes College, Somerset College, Robina Hospital, and medical clinics.

### **PROPERTY FEATURES:**

Total floor area: 110sqm, 80m2 internally and 30m2 of private courtyard

Spacious master bedroom with walk-in robe and ensuite

Separate study room

Two bathrooms: one ensuite, plus a second bathroom and laundry

Open-plan living and dining area with balcony access

Modern kitchen with stone benchtops and stainless steel appliances

Secure gated community with intercom and secure parking

Resort-style amenities: large swimming pool, gymnasium, and BBQ areas

Body Corporate Rates: \$92 per week

### **APPROXIMATE DISTANCES:**

Bus Stop: 550m

Local Shops: 550m

Major Shopping Centre (Robina Town Centre): 550m

Primary School (Robina SS): 550m

High School (Robina SHS): 3.6km

Parkland: 300m

Highway: 2km

Train Station: 900m

Beach: 8.4km

**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.