



Robina, 49/35 Killarney Avenue

Vacant and Ready to Go...Prime Location!!

This vacant freshly painted 2-storey end townhouse is located in the highly sought security gated Shanandoa Complex. Offering an onsite manager, pool and a prime Robina location within an easy stroll to Robina State School and close to parks, shops, restaurants, public transport and all amenities.

Freshly painted throughout makes it easy to move straight in and enjoy whilst deciding if you want to add further value by updating the kitchen, bathroom or flooring.

An end townhouse with only one neighbour provides plenty of privacy and offers a larger fully enclosed courtyard that encompasses the rear and side of the property...making it perfect for a toddler or furry friend. The floorplan is an ideal design with spacious open plan living and dining that integrates well with the kitchen and flows easily to the covered outdoor entertaining area and courtyard. Downstairs also provides a secure single lock-up garage with internal access and a convenient 2nd toilet. An additional parking spot at the

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For Sale

Submit Offers by "2nd July 10am "

View

ljhooker.com.au/5FXAF41

Contact

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front of the property is convenient for that extra vehicle.

Don't miss this opportunity to own a home in the heart of Robina at an affordable price and in a prime location, offering:

Upstairs:

- * 3 bedrooms all with built-ins, master with air-conditioning
- * Main bathroom with separate toilet

Downstairs:

- * Large open plan lounge and dining areas with air-conditioning
- * Kitchen with ample storage and counter space
- * Separate laundry and second toilet
- * Auto single lockup garage with internal access plus room for an extra car
- * Insulation
- * Inground pool
- * Secure complex with on-site manager
- * Pet friendly (subject to body corporate approval)
- * Rates: \$2,470 per annum
- * Water: \$1,772 approx. per annum
- * Rent potential of \$690-\$730 per week

An ideal location within a stroll to Robina State School and only minutes to recreation areas, major shopping centers, and the Robina Woods precinct, including Robina Woods Golf Course, Robina Town Centre, and Robina State School. Additionally, it is close to Bond University, Robina Hospital, Robina Train Station, Robina Stadium (Home to the Gold Coast Titans) and the M1 freeway, providing easy access to Brisbane or Coolangatta. It is also within an easy drive to Broadbeach, Burleigh and all the golden beaches of the Gold Coast

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and CLP Realty Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.



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More About this Property

Property ID	5FXAF41
Property Type	Townhouse

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49/35 KILLARNEY AVENUE, ROBINA

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Internal: 118m² | External: 80m² | Total: 198m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.



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