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"PERFECTLY POSITIONED"



## Property Overview

### "PERFECTLY POSITIONED"

This apartment takes prime position, overlooking the pool below... This property is an absolute standout. First of all, this location! You are literally minutes to Robina Town Centre, and more shops, restaurants and cafes than you could ever need. The added benefit of Varsity Train Station within walking distance and Burleigh Heads just 7-minutes away highlights how enviable this location is. Built less than 15 years ago, the entire complex is well presented and has the added benefit of full-time onsite management.

This particular apartment boasts everything the astute buyer is looking for... With secure underground parking and security entry to your home, you can safely enter your spacious abode. Situated on the first floor of a 3-story walk up, you will love the elevation, breezes and beautiful aspect. The stone kitchen and open plan living area will allow you to relax in style, or entertain until your heart's content! You will especially love the massive balcony... an extension of your large living area. All three bedrooms are spacious, and serviced by two separate bathrooms. Your master suite is well-appointed, complete with an ensuite, and complimented by a private balcony with a leafy green outlook. You will love waking up here!

The entire home is so very private. Perfect for an end-user, family or young couple. Such appeal means it would also be a perfect investment property! Such appeal also means, this unit will not last long... Do Not Delay!

View as advertised or by appointment  
Auction: On site | Saturday, 4th May 2024 at 10:30am



"Live Large"



"Fun, Flair & Flavour"



"Entertain in Style"



"Lazy Sundays"



"Beautiful One Day..."

"Location, Location!"

NOBBY BEACH  
BOND UNIVERSITY

BURLEIGH BEACH



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## Property Specifications

- Centrally Located in the Heart of Robina
- Positioned on the First Floor, of this 3 Level Building
- Beautiful Views Overlooking the Pool
- Built in 2009
- Full-Time On-Site Management
- Security Entry
- New Air-Conditioning (& Fans) Throughout
- Two Secure Underground Carparks
- Reasonable Body Corporate Fees
- Open Plan. Spacious, Bright & Airy Home
- Freshly Painted Throughout
- Three Spacious Bedrooms with Built-In-Robes
- Master Suite Flaunting Ensuite & Private Balcony
- Large Kitchen with Stone Benchtops
- Sizeable Balcony Flows On From Living Area. Indoor & Outdoor Living Seamlessly Integrate.
- Separate Laundry
- Access to Two Pristine Pools
- BBQ Areas
- Varsity Train Station within Walking Distance. Burleigh Heads Just a 7-Minute Drive Away!
- Robina Lifestyle & Medical Directly Across the Road
- Minutes to Schools, Shops, Hospitals, Transport & More

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## Seller's Insights

"If you love sunshine, you will love living here. From morning sunrises to stunning sunsets, you'll live on your balcony! And not to mention lovely breezes all day long..."

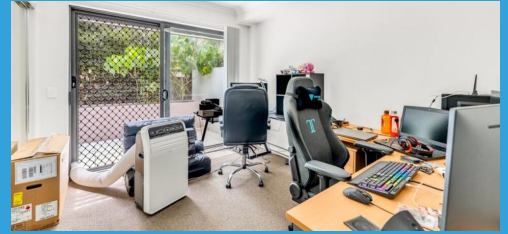
"You will really come to appreciate the privacy you enjoy in every part of this apartment. It is also very safe and secure, you will always feel comfortable."

"This is such a convenient location. You will be moments to shops, cafes and Robina Town Centre just two minutes up the road. You will get to North Burleigh beach in 10 minutes...."

# Market Analysis

14/1 Acacia Court, Robina

Price: \$720,000  
Traded: 12 Aug 2023  
3 bed, 2 bath, 2 car



72/2 Acacia Court, Robina

Price: \$820,000  
Traded: 20 Feb 2024  
3 bed, 2 bath, 2 car



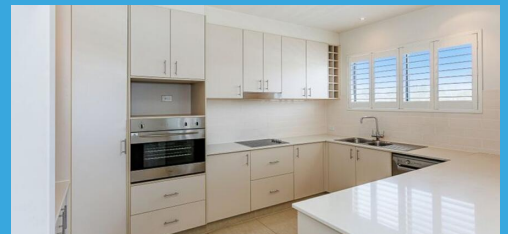
25/1 Acacia Court, Robina

Price: \$740,000  
Traded: 02 May 2023  
3 bed, 2 bath, 2 car



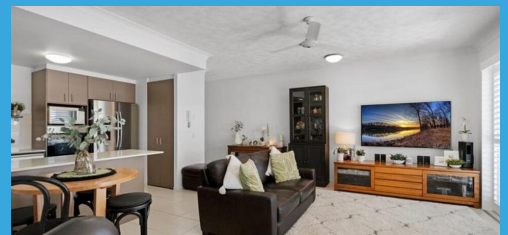
52/2 Acacia Court, Robina

Price: \$695,000  
Traded: 28 Dec 2023  
3 bed, 2 bath, 2 car



71/2 Acacia Court, Robina

Price: \$690,000  
Traded: 26 Aug 2023  
3 bed, 2 bath, 2 car



The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.





- 1 RESIDENCE
- 2 PALMER GOLF COURSE
- 3 ROBINA TOWN CENTRE
- 4 VIRSITY COLLEGE
- 5 BOND UNIVERSITY



Location Map



16/1 Acacia Court, Robina

Bed 3 BATH 2 CAR 2

Internal: 117 m<sup>2</sup> | External: 28 m<sup>2</sup> | Approx Total: 145 m<sup>2</sup>

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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.



"Private and Secure"

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## Suburb Profile

Situated In the southern suburbs of the Gold Coast. Robina is renowned as one of the first master-planned residential communities in Australia. The successful development of Robina into a thriving residential and commercial hub has placed it among Australia's most effectively devised neighbourhoods and cemented its status as one of the Gold Coast's fastest growing suburbs.

Robina is home to many landmarks, including the popular Robina Town Centre - a shopping and dining precinct, Bond University and Robina Hospital. For the sports lovers, Robina offers the Glades Golf Course, as well as the Cbus Super Stadium which has been home to the Gold Coast Titans NRL team since 2008.

Robina enjoys excellent connectivity with other parts of the Gold Coast through its three main arterial roads and two major bus stations, which operate at regular and high frequency intervals.

With remarkable infrastructure and a wide selection of state and private schools, Robina is an ideal suburb for families. The suburb boasts a plethora of picturesque parks and is a mere short drive from stunning beaches and the idyllic hinterland.

Robina's unrivalled lifestyle offerings have generated a strong sense of attachment among its residents, making it a highly sought-after suburb.

Robina presents a compelling prospect for both residents and investors, with a growing population and impressive price appreciation. Its strategic location at the geographic heart of the Gold Coast, in close proximity to every essential amenity, yet sufficiently far from the tourist strip, has made it an immensely popular choice.





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