

## 85 The Gardenway, Robina, Qld 4226

### Relevant Information as at July 2025: -

- **Paddington Terraces** comprises 82 townhouses, stage 4 (final) completed 2013/14
- 2 storey spacious townhouse, floor plan 3G Media
- 3 bedrooms, 2 bathrooms, 3 W/C, 1 garage + 1 car space in driveway
- Large open plan living area opens to private, fenced, tiled & covered alfresco area
- Central kitchen w/stone benchtops, 2-pac cabinets & ample storage
- Upper level sitting area and office nook
- Air-conditioned living area + master bedroom
- Crimsafe style security screens ground floor entry and rear sliders, blinds and screens to all windows
- Steel frame construction, natural gas HWS, rainwater tank with Rainbank pump system
- Complex facilities include covered common area with deck and BBQ, visitor parking
- Healthy mix of owner occupiers and executive rentals
- **Rental** – current lease to **20 Oct 2025 @ \$750/week – very high demand** in this location
- **Rental Increase?** – **YES**, current appraisal **\$860 - \$880/week**
- **Body Corporate Fees** – Approximately **\$33.90/week** including Building & Public Liability insurance, front garden maintenance
- **Sinking Fund** – **balance \$133,740 as at March 2025**
- Body Corporate committee members live on site (may vary from year to year)
- **GCCC Rates** - **\$2415 pa** (less applicable discount for owner occupier, invoiced 6 monthly)
- **Water Rates** – **Approx \$1600pa** (approx. \$400/quarterly invoice)
- **Individually water metered and water wise plumbing, tenant pays for usage**
- 300m to Robina Town Centre – world class shopping, dining, entertainment
- Robina Central 50 m – Aldi, G&G Mexican, Starbucks, fuel service centre, pharmacy ++
- 2 mins Varsity & Robina train stations, hospitals (public & private) & M1 motorway
- 5 mins Somerset College, Kings, Hillcrest, All Saints and Bond Uni
- 12 mins/7 kms to patrolled Gold Coast beaches including Burleigh Heads & Miami
- **For Sale – Buyer's Range - Offers Above \$855k**

Please call **Dennis McDermott** on **0418 900886** or email [dennis.mc@mcdermottresidential.com.au](mailto:dennis.mc@mcdermottresidential.com.au) to discuss or submit a Letter of Offer (see over).

Disclaimer: All information contained herein is gathered from sources we believe to be reliable, however McDermott Residential and its employees do not warrant and cannot guarantee its accuracy and accept no responsibility for errors and omissions. Interested parties are encouraged to rely on their own enquiries and research before making any decisions in relation to this property.

## McDermott Residential - LETTER OF OFFER

BUYERS: Please complete all details and return to agent by email or SMS.

Property Address: \_\_\_\_\_ 85 The Gardenway, ROBINA, QLD 4226 \_\_\_\_\_

FULL NAME/S of Buyer/s or Entity making purchase (as you want listed on ownership Title):

First Middle Last \_\_\_\_\_

First Middle Last \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

EMAIL: \_\_\_\_\_

### YOUR SOLICITOR'S DETAILS:

NAME: \_\_\_\_\_

CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBERS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

### CONTRACT SCHEDULE:

OUR OFFER: \$ \_\_\_\_\_

INITIAL DEPOSIT: \$ \_\_\_\_\_ payable 24 hours from ACCEPTANCE

BALANCE DEPOSIT: \$ \_\_\_\_\_ or 10% payable on UNCONDITIONAL or \_\_\_\_/\_\_\_\_/\_\_\_\_

FINANCE: \_\_\_\_\_ days from Contract Date OR \_\_\_\_/\_\_\_\_/\_\_\_\_

BUILDING & PEST: \_\_\_\_\_ days from Contract Date OR \_\_\_\_/\_\_\_\_/\_\_\_\_

SETTLEMENT: \_\_\_\_\_ days from Contract Date OR \_\_\_\_/\_\_\_\_/\_\_\_\_

INCLUSIONS: Dishwasher, clothes dryer, \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

The Buyer/s acknowledge that this document is non-binding and does not formalise an offer and acceptance.

McDermott Residential will prepare a formal REIQ QLS approved Contract of Sale to be signed by both parties, once an offer is agreed and accepted in principle by the Seller.