

**85 Parnell Bvd, Robina, Qld 4226**

**Relevant Information as at July 2025: -**

- **City Village terrace house development**, stage 1 completed 2015
- 2 storey spacious terrace house, floor plan 3B 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 & timber laminate cabinets, ample storage
- Air-conditioned main living area with high ceilings lower level
- Upper-level high ceilings, central 2<sup>nd</sup> sitting area and office nook
- Separate master bedroom w/ WIR, ensuite and generous private balcony
- Main bathroom with bath tub and internal laundry with storage and bench space
- Crimsafe style security screens ground floor entry and rear sliders, blinds and screens to all windows
- Steel framed construction, natural gas HWS
- Healthy mix of owner occupiers and executive rentals
- **Rental** – current lease to **June 2026 @ \$700/week – very high demand** in this location
- **Rental Increase?** – **YES**, current appraisal **\$860 - \$880/week**
- **Body Corporate Fees** – Not Applicable, Freehold Title - NIL Body Corporate or Strata levies
- **GCCC Rates** - **\$2600 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 water usage**
- 400m to Robina Town Centre – world class shopping, dining, entertainment
- Robina Central 150m – Aldi, G&G Mexican, Starbucks, fuel service centre, pharmacy ++
- 2 mins Varsity & Robina train stations, Robina hospitals (public & private) & M1 motorway
- 5 mins Somerset College, Kings College, 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 \$859k**

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 Parnell Bvd, 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: \_\_\_\_\_

### OUR 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, \_\_\_\_\_

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.