

67 Glen Eagles Drive, Robina, QLD 4226

Relevant Information as at August 2025: -

- Single level brick & tiled roof house (**1990** build) with exposed brick exterior
- Immaculately maintained home, recently repainted tiled roof
- Approximately 259m² of living area including covered alfresco
- Generous formal living and dining area **plus** casual living/dining area with new A/C
- Central kitchen with dishwasher, overlooks covered alfresco entertaining area & pool
- 4 spacious bedrooms including KS master with WIR and ensuite, opens to alfresco area
- Double lock up garage with quality built-in storage and bench space
- 760m² allotment, very private and elevated, fully fenced yard, easy care lawns
- Available with **vacant possession** or lease readily from settlement day
- **Rental estimate – \$1270* to \$1400*/week**, very high demand in this location (Varsity College Senior School catchment)
- **GCCC Rates – Approx \$2560*pa** (Owner occupied - invoiced 6 monthly)
- **Water Rates – Approx \$1,500* pa** (approx. \$375/quarterly invoice, less tenant usage)
- **Termite Inspection report available** – please contact agent
- **Robina Primary School** SPS (0-6) 350m*; **Varsity College SHS** 1.65km*; **Robina SHS** 1.9km*
- **Bond University** – 1.5km*; Aust Industry Trade College 3km*, All Saints College 3.5km*
- Palmer Gold Coast (Robina Woods) Golf Course 700m*
- **Robina Town Centre** – superior shopping, dining and professional hub – 1.7km*;
- Robina train station, Robina Hospitals (public & private), TAFE, CBUS stadium – 1.7km*
- M1 Motorway 3 mins*/2.6 km - North to Brisbane/South to GC Airport
- Mermaid/Miami/Burleigh SLSC patrolled beaches 10 mins*; Broadbeach, Pacific Fair, Star Casino 10 mins*

- Form 2 Seller's Disclosure Statement – Scan QR Code here -



- **For Sale: Offers Invited Above \$1.499m**
- **Inspect: Weds @ 3.30pm; Saturdays @ 12.00pm**

- Please call **Dennis McDermott** on **0418900886** or email dennis.mc@mcdermottresidential.com.au to discuss or submit a Letter of Offer (see over).

*Disclaimer: Figures quoted are approximate. 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: __ 67 GLEN EAGLES DRIVE, ROBINA QLD 4226 __

FULL NAME/S of Buyer/s or Entity making purchase inc ABN/ACN if applicable (to be 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 24hrs 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.