

# 1/10 Thornleigh Crescent, Varsity Lakes, Qld 4227

## House For Sale

Thursday, 4 January 2024

1/10 Thornleigh Crescent, Varsity Lakes, Qld 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 319 m2**

**Type: House**



Jim Hart

0433127127

## Offers Over \$920,000

INSPECTIONS: AVAILABLE MOST DAYS: - 8 am 'til 7 pm - plus open house on weekends.HIGHLIGHTS: - Single Level, Immaculate Presentation, Low Maintenance Block, 3 Bed, 2 Bath, 2 Car, 1 Living Area, Pet Friendly.DESCRPTION:Discover a tropical haven in Varsity Lakes – an inviting retreat tailored for both first home buyers and retirees. This modern property seamlessly blends contemporary design with a low-maintenance lifestyle, perfect for easy care. The open-plan layout and abundance of natural light create a spacious interior, ideal for entertaining or quiet enjoyment. Step into your private oasis, where a lush garden and tropical touches enhance the outdoor spaces. Whether entering the property market or seeking a peaceful sanctuary in retirement, this residence offers a harmonious blend of style and comfort, ensuring a relaxed and effortless living experience.\*\*Please note: I've listed this property as a house because it is a freestanding dwelling. However, technically it is on a Community Titles Scheme. Basically that means that its a freestanding duplex and there is a shared insurance policy with the neighbour of approx. \$1,250 per year. No other fees and no adjoining walls. It is completely detached, which I think is a real bonus.KITCHEN: - Stone Look Benchtop, 11 Cupboards, 6 Drawers, Single Door Pantry, Double Sink, Dishwasher, Electric Cooktop, Electric Oven, Stainless Steel, Standard RangehoodLIVING: - Combined Lounge/Dining, Ceiling Fan, Bamboo Timber Floors, ☒BEDROOMS: - Bed 1; Triple Built-In Robe, Garden View, Ceiling Fan, Carpet, EnsuiteBed 2; Double Built-In Robe, Carpet, Ceiling Fan, Garden ViewBed 3; Double Built-In Robe, Carpet, Ceiling Fan, Front Yard ViewBATHROOMS: MAIN:Shower, 2 Drawers, Single Vanity, Bathtub, 2 CupboardsENSUITE:Shower, Toilet, 3 Cupboards, 2 Drawers, Single Vanity, Rain ShowerUTILITIES: - Single Linen Cupboard, Broom Cupboard, Separate Laundry Room, Electric Hot Water System, Double Lock Up Garage - 1 x Auto OpenerOUTDOORS: - Clothes Line, Undercover PergolaSIZES: Land - 319 m2 House - 154 m2 Bed One – 4.2 m x 4.5 mBed Two – 3.0 m x 3.3 mBed Three – 2.7 m x 3.9 mLounge/Dining – 4.8 m x 7.5 mGarage – 5.5 m x 5.6 mINCOME ESTIMATE: \$825 per week (currently owner occupied)OUTGOINGS: Council - \$1,913 per year Water - \$389 per quarter Shared Insurance - \$1,250 per yearSCHOOL CATCHMENT ZONE:Caningeraba State Primary School Varsity College Secondary School Private Schools:Somerset CollegeHillcrest Christian CollegeKing's CollegeAll Saints AnglicanFEATURES & OPTIONS: Air-Conditioning, Ceiling Fans, Separate Broom Cupboard, Built-In Robes, Security ScreensDISTANCES: Bus Stop – 350 mLocal Shops – 1500 mMajor Shopping Centre – 5.2 kmPrimary School – 2.1 kmHigh School – 5.1 kmParkland – 230 mHighway – 4.7 kmTrain Station – 4.1 kmBeach – 4.1 kmINSPECTIONS: AVAILABLE MOST DAYS: - 8 am 'til 7 pm.SUBURB PROFILE - VARSITY LAKESVarsity Lakes was created in 2002 when the suburb of Stephens was amalgamated with Andrews and a section of Robina to form this new fully-planned community. The suburb is conveniently located around 13 kilometres from Surfers Paradise and less than a seven-minute drive from Burleigh beach. Close proximity to the Pacific Motorway and Robina train station make Varsity Lakes easily accessible. Situated on Lake Orr and alongside Bond University, Varsity Lakes features an extensive network of beautifully presented waterways and recreational parks, which are linked by more than 20 kilometres of walking and bike trails. New and existing houses, units and townhouses are available to buy or rent throughout the suburb. Varsity College provides education for preschool to Year 12 and a range of additional education options are located in nearby suburbs. Cafes, restaurants and a range of retail outlets are on offer at the Lakefront Market Square and a burgeoning business district exists at Varsity Central, providing a range of local employment opportunities.