

1/13 Belrose Boulevard, Varsity Lakes, Qld 4227

Sold Duplex/Semi-detached

Thursday, 19 October 2023



1/13 Belrose Boulevard, Varsity Lakes, Qld 4227

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 131 m2

Type:

Duplex/Semi-detached



Sarah Drew

\$925,000

This home is a charming single-level duplex offering a comfortable and convenient lifestyle in a quiet area. With brand new paint, flooring and carpet, as well as brand new fans, this property feels fresh and inviting. Featuring a spacious backyard with undercover outdoor entertaining space, perfect for entertaining with family and friends or relaxing outside. With no stairs to worry about, this property is ideal for downsizers looking for a low-maintenance lifestyle. Located on a corner block, this home offers privacy and tranquillity. It is also conveniently situated just a short walk away from Frascott parklands, providing you with ample opportunities to enjoy nature walks, sports or picnics. This duplex is fully fenced and pet friendly with no body corporate fees, just shared insurance. Property Features:- 3 beds, master with ensuite- 2 bathrooms plus separate laundry- Built-in wardrobes in all bedrooms- Air conditioning- Single garage with parking in driveway for second car- Spacious and fully fenced backyard, positioned on a corner block- Open plan living kitchen and dining areas flowing out to the undercover alfresco dining area- Pet friendly- Rental return approx. \$720-\$750 per week- Council rates approx. \$2,000 per annum (investor)- Water rates and usage approx. \$1,200 per annum (investor)- Shared building insurance (shared with unit 2) approx. \$1,260 per annum each The Location:- Frascott Parklands - 200m- Varsity College- 4 min drive- Caningeraba State school - 5 min drive- Christine Corner Shopping Centre - 4 min drive- North Burleigh Beach - 8 min drive- Stockland Shopping centre - 8 min drive- Robina Town Centre - 9 min drive- Bond University - 8 min drive- Within School catchment of Caningeraba State Primary School and Varsity College. This property must be sold, please Contact Sarah Drew on 0444 555 144 to arrange an inspection or for more information.