

1/27 Illinois Court, Varsity Lakes, QLD, 4227

Sold Duplex Semi-detached

Wednesday, 21 June 2023



1/27 Illinois Court, Varsity Lakes, QLD, 4227

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Duplex Semi-detached



Sam Westaway

Sold By The Sam Westaway Team

Quality Private Duplex Within A Peaceful Lakeside Pocket

Welcome to 1/27 Illinois Court, Varsity Lakes. Quietly positioned at the end of a secluded cul-de-sac, this quality duplex promises the best of convenient Varsity Lakes living.

Greeting you with a bright north facing aspect the residence is thoughtfully designed with privacy and family functionality at the forefront. Seamlessly flowing out from the indoor living, the covered alfresco area provides the perfect setting for year-round entertaining while the fully fenced grassy yard provides plenty of room for the kids and pets to play.

Perfectly positioned you will be within 100 metres of the picturesque Lake Orr Parkland where stunning sunsets reflecting off the water are an everyday occurrence.

Continue walking just 800 metres and you'll find the local Aldi, Varsity College Primary as well as the Lake Orr bridge connecting you to Market Square, Varsity College High and Bond Uni.

PROPERTY SPECIFICATIONS:

- Immaculately maintained duplex in one of Varsity Lake's most convenient locations
- Two well-sized bedrooms with built-in wardrobes and ceiling fans
- Spacious two way bathroom with bath, shower and separate toilet
- Bright open plan living and dining with ceiling fan and glass sliders to the alfresco area
- Galley style kitchen with an abundance of storage
- Covered alfresco area with fully fenced grassy backyard and a large shed
- Discreet European laundry
- Single lock-up garage plus extra single carport
- Quiet cul-de-sac location with direct walking access to a wide range of local amenities
- Within catchment for Varsity College Primary & Secondary campuses
- No body corporate fees
- Total Land Share: 660m²
- Rental Appraisal: \$600 - \$630 per week
- Building Insurance: \$22.80 per week approx.
- Council Rates: \$2,218 pa approx.
- Year Built: 1997 approx.
- VIDEO INSPECTION AVAILABLE UPON REQUEST

With direct walking access to Lake Orr, Varsity College, local shopping and cafes – you will seldom find a more idyllic location! Offering a lifestyle you won't find anywhere else, you'll enjoy kilometres of intricate bike paths, sunsets walks along the lake, morning jogging routes, picnic areas and parks for the kids to play. Just minutes drive away you'll find Bond University, Varsity College Primary & Secondary campuses (both in the catchment), Robina Town Centre and less than 3.5km's to James St and Burleigh Beach.

We look forward to welcoming you home to 1/27 Illinois Court!

Advertising Disclaimer: In preparing this property for sale we have used our absolute best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.