

1/3 Woollahra Court, Varsity Lakes, Qld 4227

Duplex/Semi-detached For Sale

Tuesday, 7 May 2024

RE/MAX

1/3 Woollahra Court, Varsity Lakes, Qld 4227

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 485 m2

Type:

Duplex/Semi-detached



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EOI - closing 14/05/24 @ 6PM

Offering a NO body corporate lifestyle in a sought after location! Located just 20 meters from Frascott Park, the entire family are catered for with loads of space at your disposal. Making this location even more attractive is the quiet cul-du-sac it is located in, plus you are within 5-7 min drive from everything you need! The beach being less than 10min drive from this location. Offering a spacious single level home with 3 bedrooms, a designated laundry and 2 large bathrooms. They don't come along often and it is complimented with a generous block with plenty of yard space! Air-conditioning, ceiling fans and security screens, Double lock-up automated garage with internal access, plus additional parking. The list of extras and new additions below make for a really good buy! Investors - \$800-\$850 per week, an excellent return on investment. Water: Approx \$385 per quarter depending on water use. Rates: \$785 per 6 months BC Levies: NO Levies Total under roof area - 161 sqm Block size - Approx 485 sqm Included features:- Large master bedroom with built-in wardrobe & large ensuite bathroom- 2 spacious bedrooms with built-in wardrobes- Family bathroom with shower and separate toilet- Designated laundry space with extra storage and outside access- Open plan lounge-space and living area- Renovated kitchen with modern appliances and loads of stone bench top space + plumbed in fridge space- Designated dining and entertainment area- Outside entertainment area- Loads of storage throughout.- Split cycle air conditioning x 3- Wifi Switches for lighting- Security screens and doors- Double automated lock up garage- Recently restored and repainted roofing and driveway- Private block fenced off from the front, creating loads of living space.

Varsity Lakes Varsity Lakes is an incredibly popular area of the Gold Coast because it provides: - Easy access to the Town Centre- Some of the best coffee shops on the GC- Reputation of nearby primary schools Nearby schools Some of the Gold Coast's best private schools are within 10km, Somerset College, Kings Christian College, Marymount College and All Saints College + Varsity college is within 5 min drive. Cafes & Restaurants Varsity Lakes has a unique setting with a short distance to well catered Robina Town Centre area that offers everything you could hope for. To compliment the shopping experience, you have the Burleigh precinct less than 7 min away and Christine corner, Bunnings and Tree tops within 5 min drive. Transport- Buses running through Varsity Lakes to all Gold Coast Destinations- 20 minutes from Gold Coast airport- 10 minute drive from iconic Burleigh Beach- Robina Town Centre less than 5 min drive- 50 Minutes to Brisbane international Airport- Easy access to the Pacific Motorway and 5 minutes to Robina Train Station- 10 minutes to the home of the Titans at CBUS Stadium **Disclaimer of the advert: When preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.