

# 1 Minnesota Street, Varsity Lakes, Qld 4227

## Sold House

Saturday, 9 December 2023

1 Minnesota Street, Varsity Lakes, Qld 4227

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 448 m2

Type: House



Jim Hart

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**\$960,000**

It's smaller than the photos make it look and it needs a little TLC ... but it's a house on a nice corner block that could be just perfect for you! Located at the north-east corner of Varsity Lakes this section was originally developed as part of Robina and is part of the Varsity School catchment area. It's walking distance to all the shops, restaurants and medical facilities of Christine Corner as well as schools and Bond University. Its' low maintenance block makes it easy to enjoy weekends sailing on the Lake nearby.

**HIGHLIGHTS:** - Single Level Home - Original Presentation - Near Bus Stop - Small Block - 4 Bed - 2 Bath - 1 Car - 2 Living Areas - Walk to Shops. **KITCHEN:** - Laminate Bench Tops, 4 Drawers, 13 Cupboards, Double Pantry, Electric oven, Single sink **LIVING:** - Carpeted lounge, Family room, Tiled Meals Area **BEDROOMS:** - Bed 1; Ensuite, Walk in Robe, Rear Garden view, carpeted Bed 2; Double built-in, Garden view, carpeted Bed 3; Double built-in Robe, Garden view, carpeted **BATHROOMS:** - Main: Bath, Single vanity, Separate toilet, 4 Drawers, 3 Cupboards, Shower, exhaust fan. Ensuite: Shower with toilet, Single vanity, 4 drawers, 2 Cupboards, exhaust fan **UTILITIES:** - Garden Shed, Electric Hot Water System, Double Linen Cupboard, Separate Laundry **OUTDOORS:** - Patio, Established Gardens, Large Corner Frontage **SIZES:** Land - 448 m<sup>2</sup> House - 160 m<sup>2</sup> **INCOME ESTIMATE:** \$850 per week **OUTGOINGS:** Council - \$2,980 per year Water - \$517 per quarter **SCHOOL CATCHMENT ZONE:** Varsity College Primary Campus Varsity College secondary Campus Private Schools: King's Christian College Marymount College **FEATURES & OPTIONS:** Air conditioning Ensuite Electric hot water Built in robes Pet friendly Fully fenced Remote garage door Shed **DISTANCES:** Bus Stop - 750 m Local Shops - 1.1 km Major Shopping Centre - 2.5 km Primary School - 1.2 km High School - 3.7 km Parkland - 500 m Highway - 1.0 km Train Station - 3.1 km Beach - 3.5 km

**SUBURB PROFILE - VARSITY LAKES** Varsity 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.