

# 11/76 Bayswater Avenue, Varsity Lakes, Qld 4227



## Townhouse For Sale

Tuesday, 28 May 2024

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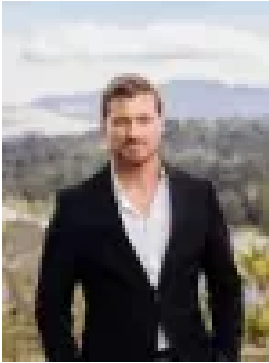
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 200 m2**

**Type: Townhouse**



Cory Robinson

0412812243

## Expressions Of Interest

Welcome to this impeccably presented, low-maintenance townhouse featuring 3 bedrooms and 2.5 bathrooms. As you step inside, you'll be captivated by the open-plan living and dining area that effortlessly extends to an undercover terrace, creating a peaceful retreat to unwind and savour the tranquillity of your surroundings. Nestled in an exclusive complex of just 14 townhouses, this property benefits from backing onto a park reserve, enhancing its privacy and charm.

**Highlights:**

- Stylish contemporary kitchen featuring waterfall Caesarstone benchtops and integrated dishwasher
- Kitchen fittings to suit large plumbed-in refrigerator
- Spacious Master bedroom with modern ensuite
- Additional 2 bedrooms with BIR
- Solar Hot Water
- Air-conditioning in the living area and master bedroom, with fans throughout
- New air conditioning in two bedrooms and professional cleaning of master and lounge units
- Downstairs powder room near the entrance
- Extra storage space downstairs near the kitchen
- Quality security screens on all windows and doors
- Plenty of visitor parking onsite
- Pet-friendly complex (subject to Body Corporate approval)
- Undercover terrace perfect for BBQs and entertaining
- Low-maintenance yard with a nature reserve backdrop
- Estimated rental return: approximately \$800 - \$850 per week
- Low body corporate: approximately \$84 per week
- Council rates: \$978.96 per 6 mths

**Additional Features:**

- Newly Painted ceiling and walls throughout
- Top-quality carpet upstairs
- No maintenance astro turf in the yard
- New courtyard roof to promote natural light
- New blinds throughout
- New window tint in the master bedroom
- Smart home light switches in common areas
- Energy-efficient lighting throughout
- Pivot TV brackets in two bedrooms and a TV bracket in the lounge
- Outdoor roof fan
- User-friendly, easily removable washing line in the yard

Close to Robina Town Centre, Bond University, Varsity Lakes Train Station, Burleigh Heads, and the M1 and only minutes away from all essential amenities and attractions