

1103/65 Varsity Parade, Varsity Lakes, QLD, 4227

Sold Apartment

Wednesday, 21 June 2023



1103/65 Varsity Parade, Varsity Lakes, QLD, 4227

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Sam Westaway

Expansive Ground Floor Apartment Promising An Unrivalled Lakefront Lifestyle

Welcome to 1103/65 Varsity Parade, Varsity Lakes. Sitting directly on the shores of picturesque Lake Orr, this spacious ground floor apartment promises the best of relaxed waterfront living.

Expertly designed, the apartment enjoys an idyllic north facing aspect within the boutique 'Varsity Waters' complex. The complex is just 5 years old and embodies a relaxed lifestyle with meticulously manicured grounds, a stunning resort style pool and outdoor BBQ area.

Step inside to the luxury of space with two generously sized bedrooms, a bright open plan design and an expansive ground floor courtyard perfect for year-round relaxing and entertaining. The everyday creature comforts are catered for with air-conditioning, modern stainless-steel appliances and secure gated entries; you can relax knowing everything is taken care of. Whether you enjoy starting your day with a sunrise walk along the lake or like the convenience of being within direct walking distance to dining and nightlife – this is one you don't want to miss!

PROPERTY SPECIFICATIONS:

- Expansive ground floor apartment within an immaculate waterfront complex
- Light-filled master suite with air-conditioning, generous walk-in wardrobe and ensuite
- Spacious open plan living and dining with split system air-conditioning
- Modern galley style kitchen with stone waterfall benchtops and stainless-steel appliances
- Generously sized second bedroom with built-in wardrobe
- Modern family bathroom with bath/shower and floating vanity
- Huge courtyard perfect for year-round relaxing and entertaining
- Concealed European style laundry
- Dual underground tandem car spaces
- Outdoor pool and BBQ area in the complex
- Secure gated facility
- Units in complex: 126
- Total Land Share: 7,498m² approx.
- Rental Appraisal: \$640 - \$670 per week
- Rental Return: \$580 per week
- Lease Expires: 06/02/2023

- Council Rates: \$2,248 pa approx.
- Body Corp: \$80.78 per week approx.
- Sinking Fund: \$457,485.86 approx.
- Year Built: 2017 approx.

Just 5 years since completion, the meticulous 'Varsity Waters' complex offers hard to find convenience with local shopping, a plethora of dining options as well as Bond University and Varsity College all within walking distance. You'll find yourself surrounded by open green spaces and expansive wide water views with 22kms of waterfront walkways right on your doorstep and a range of parklands for the kids to roam and play. This expansive apartment presents an idealistic opportunity to add a Blue-Chip investment to your existing portfolio or secure this expansive residence in the heart of Varsity for yourself.

We look forward to welcoming you home to 1103/65 Varsity Parade!

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.