

1109/397 Christine Avenue, Varsity Lakes, Qld 4227



Sold Apartment

Thursday, 7 March 2024

1109/397 Christine Avenue, Varsity Lakes, Qld 4227

Bedrooms: 2

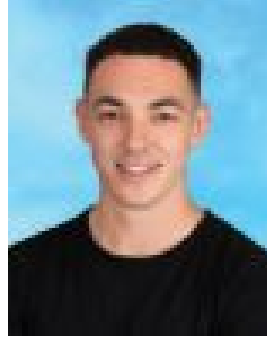
Bathrooms: 2

Parkings: 1

Type: Apartment



Mitch Harrop
0448281114



Joe Walker
0432111975

\$810,000

Modern, Low Maintenance Apartment with Lake Orr Views!*** Video Walk Through on Facebook - Varsity Lakes Property Group ***Nestled amidst the serene boardwalks of Lake Orr stands 1109/397 Christine Avenue, Varsity Lakes, proudly presented by Mitch Harrop. Boasting one of the largest floorplans within the complex, spanning an impressive 120 square meters, this exquisite abode promises a lifestyle of opulence. Upon entering the home, you'll be immediately enveloped by an atmosphere of warmth and spaciousness. The seamless flow of the open-plan living and dining areas extends effortlessly to a generously proportioned outdoor balcony, providing gorgeous, uninterrupted, never to be built out of Lake Orr. Designed with the utmost consideration for contemporary living, this home is the epitome of luxury and practicality. Complete with modern amenities and an array of conveniences within easy reach, it presents an unparalleled opportunity to transform this exceptional apartment into the home of your dreams or capitalise on its investment potential. Boasting Home Features Include: * Built in 2017 with no need for renovations, move in ready * Features a tiled open-plan living and dining area that seamlessly transitions to a spacious covered balcony* Oversized east-facing balcony with uninterrupted, picturesque views of Lake Orr* Enjoy consistent elevated breezes providing comfort throughout the year* Gourmet kitchen exudes luxury with stone benchtops, high-end Miele appliances, and a personal wine fridge* Two generously sized bedrooms, each accompanied by contemporary luxurious bathrooms* Master bedroom includes a large four-door wardrobe, ensuite, and abundant natural light* Separate study nook is ideal for remote work or studying* Offers ample cupboard and storage space, including a separate laundry for added convenience* Equipped with ducted air-conditioning featuring zoned climate control* Secure basement parking available with plenty of visitor spots* Access to the building via key entry and intercom system for apartment access* Pet-friendly with approval from the Body Corporate Council Rates: Approx. \$1,200 bi-annually Water Rates: Approx. \$350 per quarter Body Corporate: Approx. \$89 per week Tenanted until January 2025 for \$750 per week Boasting Location Features Include:* Over 5km of Lakeside, boardwalks provide endless hours to exercise and enjoy nature* Walking distance to Bond University, Varsity Schools, Aldi Supermarket, Café and Bus Stop* Varsity Primary School & Varsity Secondary College school catchment* 10 minutes drive to Gold Coast's golden sandy beaches "South Lakes at Varsity" offers impressive resort-style facilities, including a resort size pristine swimming pool, BBQ and entertaining area, spa, sauna, well-equipped weights and cardio gymnasiums, golf simulator, theatre, plus an additional resident's lounge, all set amongst beautifully landscaped gardens on the edge of Lake Orr. For more information contact your local agent Mitch Harrop today! Disclaimer: We have in preparing this information used our 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. * denotes approximate measurements.