

**12/18 Geraldton Drive, Varsity Lakes, Qld 4227**



**Townhouse For Sale**

Thursday, 7 December 2023

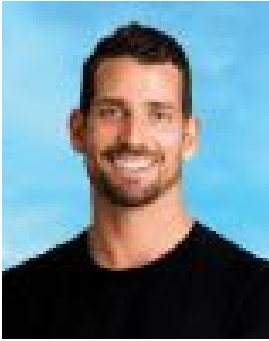
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**Bedrooms: 3**

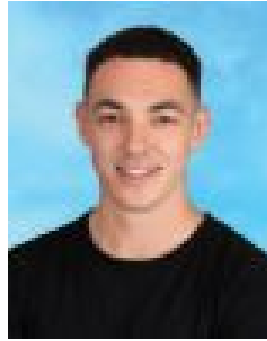
**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Mitch Harrop  
0448281114



Joe Walker  
0432111975

## Offers over \$795,000

\*\*\* Video Walk Through on Facebook - Varsity Lakes Property Group \*\*\* Discover serenity and style in this spacious townhouse at 12/18 Geraldton Drive, Varsity Lakes, proudly presented by Mitch Harrop. Nestled in "Forest Mews", where a security gate and intercom system ensure peace of mind. As you enter you'll notice straight away the sheer size of this home, spreading across three levels. This home has the rare feature of having all three bedrooms paired with their own bathroom. Recent updates add a touch of modern elegance, making it an ideal investment or your first home purchase. Only minutes from the scenic Lake Orr, and walking distance to Bond University, Varsity CBD, and esteemed schools, this townhouse offers a perfect balance of convenience and charm. Embrace a life where every moment is effortlessly connected to a vibrant community and the beauty of your surroundings. Boasting Home Features Include: Open plan living area bathed in natural light, featuring reverse cycle air conditioning and two inviting balconies, fostering a seamless indoor-outdoor lifestyle. Spacious lounge room flowing effortlessly to a north-facing balcony, offering elevated views of the pool and adjacent nature reserve. The large kitchen boasts quality appliances, ample storage, and an all-electric setup. Ground floor hosts a separate bedroom with its own powder room and an additional shower, along with a separate laundry and a sizable backyard for versatile living. Top-level features two bedrooms with abundant storage and floorboards throughout. Master bedroom features two wardrobes, a ceiling fan, a private balcony with leafy outlooks, and an ensuite. Spacious second bedroom comes complete with a double mirrored wardrobe, ceiling fan, balcony, and its own ensuite. Recently refreshed with new lighting, paint, carpets, and curtains throughout, ensuring contemporary and stylish living. Single remote controlled garage with convenient internal access + additional covered parking. Council Rates: Approx. \$1,210 bi-annually. Water Rates: Approx. \$420 per quarter. Body Corporate: Approx. \$110 per week. Boasting Location Features Include: Within the Varsity College catchment zone. Short walk to Varsity Primary and secondary schools. Walking trail and park area at the end of the street. Picturesque Lake Orr boardwalks are just moments away. Bond University, transport and local amenities close by. Short drive to Robina Town Centre, Robina Hospital & the glorious golden sandy beaches of Burleigh, Miami and Mermaid Beach. If you are looking to buy your first home, to downsize for ease and convenience or invest in a sought-after location, this home is for you. Contact your local agent Mitch Harrop for more information 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.