

1204/397 Christine Avenue, Varsity Lakes, Qld 4227



Apartment For Sale

Friday, 24 May 2024

1204/397 Christine Avenue, Varsity Lakes, Qld 4227

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Mitch Harrop
0448281114



Joe Walker
0432111975

Offers over \$789,000

Nestled along the tranquil boardwalks of Lake Orr emerges a rare gem at 1204/397 Christine Avenue, Varsity Lakes, proudly presented by Mitch Harrop. This apartment stands apart with one of the most expansive floorplans within the complex, spanning an extraordinary 130sqm, promising a lifestyle of unparalleled luxury. Step inside, and you'll be immediately transported into a world of grandeur and space. The open-plan living and dining areas seamlessly blend, leading to a sprawling outdoor balcony, offering breathtaking, unobstructed views of Lake Orr. Crafted with modern living in mind, this home marries opulence with functionality flawlessly. Every corner exudes contemporary elegance, with state-of-the-art amenities and conveniences at your fingertips. Whether you're envisioning your dream home or seeking to maximize its investment potential, this remarkable apartment offers an opportunity like no other. Boasting Home Features Include: * Expansive tiled open-plan living and dining area flows effortlessly to a generously sized covered balcony * Sprawling east-facing balcony with uninterrupted views of picturesque Lake Orr * Gourmet kitchen, boasting stone benchtops, Miele appliances, and ample storage space * Two spacious bedrooms, each accompanied by contemporary bathrooms * Master bedroom complete with an ensuite, four-door wardrobe and scenic views * Separate study nook is ideal for remote work or studying * Ample storage solutions throughout, including a separate laundry * Enjoy year-round comfort with ducted air-conditioning featuring zoned climate control * Rest assured with secure basement parking and ample visitor spots available * Access the building effortlessly with key entry and an intercom system * Pet-friendly with approval from the Body Corporate Council Rates: Approx. \$1,200 bi-annually Water Rates: Approx. \$420 per quarter Body Corporate: Approx. \$90 per week Rental Appraisal: \$800 - \$825 per week Tenanted until January 2025 for \$720 per week (Potential occupancy Oct/Nov 24) 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.