

**1207/397 Christine Avenue, Varsity Lakes, Qld 4227**



## Apartment For Sale

Saturday, 11 November 2023

1207/397 Christine Avenue, Varsity Lakes, Qld 4227

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 118 m2**

**Type: Apartment**



Matt Conduit

**\$675,000**

Located on the Banks of Lake Orr is Southlakes; boasting a premium lifestyle so close to everything and the Centre of Robina. Simply enjoy the ease of convenience, space, and privacy from this second level direct uninterrupted waterfront location. These apartments are designed for the owner occupier, offering easy practical living in a secure environment. This apartment is positioned on the second floor of tower 1. Direct Northeast waterfront location never to be built out. The presentation of this apartment currently provides an opportunity for the new owner to paint, style and re-carpet to increase appeal and value. Lack of photos due to current tenants, please attend open home for your inspection. Some of the features of this apartment include:- Light filled master bedroom with walk through robe & ensuite.- 2nd bedroom with own bathroom that doubles up as a guest bedroom. - Stylish kitchen with Miele appliances & matt black fittings - Caesar stone counter tops & tinted glass splash backs- Spacious fully tiled, open plan living and entertaining area. - Generous sized balcony protected from the South Easterly winds. - Zoned, climate controlled ducted air conditioning & high ceilings. - Fiber optic cable internet & apartment inter com making this workspace a dream. - Internal laundry and ample cupboard spaces.- No stairs, lift access & secure basement car space. Southlakes remarkable features and location include:- Resort style facilities- Lap pool & kids pool- Sauna- BBQ/entertaining areas- Club house- Gymnasium- Theatre- Golf simulator- Games room in secure premises. Walk to local shops, businesses, Varsity College schools, Lake Orr and Bond University. 15-minute drive to Burleigh Heads and all the restaurants in between. Rates approx. \$2000pa, water individually metered, body corporate approx. \$130 per week. Pet friendly building, currently tenanted until March however this may be negotiable. I have been given clear instructions that this must be sold. Disclaimer: Important Notice: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. Prospective buyers should make their own enquiries to satisfy themselves as to its accuracy. Although high standards have been used in the preparation of this document, no legal responsibility can be accepted by LJ Hooker Broadbeach or any loss or damage resulting from the content or the use of this information. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only.