

**13 Illinois Court, Varsity Lakes, Qld 4227**



**Sold House**

Wednesday, 11 October 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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**\$1,046,000**

Explore the epitome of practical living at 13 Illinois Court. This inviting residence combines comfort and convenience with features that cater to an enjoyable lifestyle. Whether your family is growing or you are seeking an easy downsize transition, this property will be one that you don't want to miss!

**Key Features:**

- Thoughtfully Designed Living Areas:** A chef's kitchen with extra spacious living and dining zones ensuring ample room for family gatherings, game nights and cosy movie marathons. The property also includes an office space perfect for the remote worker or home business owner.
- Outdoor Oasis:** Embrace outdoor living in your fully fenced property soaking by the pool and enjoying quality family time without even leaving your home.
- Ample Parking:** Featuring 4 undercover car parks, along with a side gate entry that accommodates a caravan and a boat.
- Comfortable Bedrooms:** Rest easy in 4 thoughtfully designed bedrooms. The master bedroom with ensuite, while additional bedrooms cater to individual comfort and personal space.
- Plenty of Storage and a Workshop:** Experience the convenience of storage solutions throughout the house, ensuring there's a designated space for everything. From the kitchen to the bedrooms, organisation becomes effortless. The practicality extends to the work shed, serving as the place for DIY enthusiasts or a space to store tools and outdoor equipment.
- Smart Climate Control and Energy Efficiency:** Enjoy the year-round comfort provided by the ducted air-conditioning system. Additionally, embrace sustainable living with 8 kilowatt solar panels, powering your home efficiently and reducing your carbon footprint.

**Location Highlights:**

- Education Hub:** Benefit from the proximity to the highly desired Varsity College school catchment and the prestigious Bond University College, ensuring your children receive a quality education in a supportive environment.
- Nature and Recreation:** Enjoy leisurely strolls around the local Dress Circle Park and Lake Orr boardwalks, providing the perfect backdrop for picnics and outdoor adventures.
- Everyday Convenience and Amenities:** Appreciate the allure of having Robina Town Centre, Robina Hospital, and Varsity Train Station nearby. These amenities simplify your daily routines, ensuring all of your needs are met with ease.
- Beachside Escapes:** Enjoy weekend getaways to the golden sandy beaches of Burleigh Heads, Miami, and Mermaid Beach. Create cherished memories by the sea, just a short drive away from your home.

This is more than a house; it's a haven tailored to meet the demands of modern life. Don't miss out on the opportunity to make 13 Illinois Court your practical and welcoming abode. Contact us today and embark on the next chapter of comfortable living.

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