

130/251 Varsity Parade, Varsity Lakes, Qld 4227



Sold Apartment

Thursday, 10 August 2023

130/251 Varsity Parade, Varsity Lakes, Qld 4227

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Jon Paul

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\$888,000

There is so much to like about the Reserve Apartments in Varsity Lakes. This iconic apartment complex is exceptionally popular with families, professional couples and investors. With high yielding rents from \$1000 to \$1100 per week. Now is the right time to buy an investment. For those that plan to live here, the action is just a short stroll out the front with a wide array of outstanding restaurants such as Oscars Italian & Tapas Bar, the Paris Cafe, Lakehouse Brewhouse and the newest cafe... Side Piece Cafe that just opened this month. For those that are active, why not try a spot of fishing or maybe take on the kilometers of walking tracks that meander around Lake Orr, you might well be surprised with the variety of bird life on offer. Act quickly! This apartment is ready for you to move into now! The owners of this superb sub penthouse in The Reserve have best described the main reasons they bought this home was for the "facilities, views and overall size". Offering 3 separate living spaces and an office that will impress any "work from home" operator. With resort-like facilities you will be surprised and impressed with the freeform sandy beach pool, spa, gyms, library and even a movie theatre. With loads of natural light flooding through the north facing stacking doors & floor to ceiling bay windows the apartment captures views from almost every room. This functional layout will suit those looking to invest, couples looking to downsize but wanting to upsize on luxury. What's New? • New Composite Floor Living Areas • New Split Air-Conditioner • Brand New Fans • Freshly Painted Interior Walls • Recently renovated Kitchen

The Sub Penthouse: • Lift Access • 3 Bedrooms • 1 Large Office or convert to 4th bedroom • 2.5 Bathrooms • 2 car parking with adjacent storage cage • Walk-in Laundry • A spacious entertainers balcony on lower level & private upper balcony from bedrooms 2 & 3 • Atrium views from upper balcony • A master retreat with tree-lined views, large walk through wardrobe & ensuite • Bright & airy with natural light and high ceilings • Multiple living/dining areas • Designer kitchen with plenty of storage & preparation space • Expected Rental Returns \$1100 to \$1200 per week. • Body Corporate Levies \$148 per week • Council Rates \$917.15 (1st January to 30th June 2023) • Water \$444.29

The Reserve Facilities: • 47 metre lagoon pool with sandy beach • Two BBQ areas + tables and chairs • Two fully equipped gymnasiums • Steam room & plunge pool • In-ground spa • Private theatre room for 10 people • Fully stocked library • Well maintained gardens • Private and exclusive lakeside boardwalk around Lake Orr • Lakeside and poolside Bali Huts

Central Varsity Highlights: • Loads of Community Events such as "Winterfest" and street festivals • Live Music and Trivia Nights • Walking Distance to every shop and cafe in a 200 metre radius • Comfort Coffee & Donuts from D point 10 • Bottoms up! The Lake Brewhouse fantastic lakeside position • CBD hotel- Have a punt and a meal. • IGA Convenience- Fantastic for essentials just 150 metres away! • Varsity College- 350 metres away • Lakeside walks are waiting for you, kilometres of walking tracks • Bond University- have a son or daughter? This property is going to auction so all offers will be considered.