

# 131/33 Lakefront Crescent, Varsity Lakes, Qld 4227

EH INTERNATIONAL  
REAL ESTATE

## Sold Apartment

Thursday, 24 August 2023

131/33 Lakefront Crescent, Varsity Lakes, Qld 4227

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 85 m2**

**Type: Apartment**



Lucas Lai

**\$506,000**

Presenting an exceptional property opportunity at 131/33 Lakefront Crescent, Varsity Lakes. This contemporary apartment seamlessly blends comfort and convenience in the heart of Varsity Lakes within the esteemed "Aura Apartments." Discover an effortless flow between indoor and outdoor living spaces, achieved through sliding doors that infuse the interiors with an expansive, airy ambiance. This apartment stands as a testament to sophisticated design and practical living spaces, complemented by modern amenities and an enviable location, making it an ideal residence.

**Key Property Features:**

- Elevated third-floor position with tranquil leafy vistas.
- Expansive master bedroom with mirrored built-in robe and balcony access.
- Versatile second bedroom, ideal as a home office.
- Two-way main bathroom with direct access from the master bedroom.
- Well-appointed gourmet kitchen with stainless steel appliances.
- Seamless open-plan living area extending to an oversized entertaining balcony.
- Separate built-in laundry equipped with a dryer and ample storage.
- Ducted reverse cycle air conditioning ensures year-round comfort.
- Secure underground parking for one vehicle.

**Financial Information:**

- GCCC Rates bi annually approx \$900-
- Water approx \$350 per quarter-
- Low Body corp of approx \$82 pw-
- Rental appraisal is \$550 per week

**Prime Location Highlights:**

- A mere 50 meters from picturesque waterfront boardwalks surrounding Lake Orr.
- Within the sought-after Varsity College catchment, with nearby primary and secondary schools.
- Convenient proximity to Bond University.
- Abundance of cafes, restaurants, and amenities at your doorstep.
- Short drive to Robina Town Centre and Robina Hospital.
- Access to the Gold Coast's renowned golden sandy beaches.
- Easy reach to Gold Coast Airport via the accessible M1.

**Resort-Style Amenities at "Aura":**

- Two stunning lap pools.
- Spa and sauna facilities.
- BBQ entertaining areas.
- Fully equipped gymnasium.

This residence is an absolute must-see, representing a rare opportunity. Occupying one of Varsity Lakes' premier positions and requiring no further attention, we are confident that you will be captivated by this exquisite home. Current tenants lease ends in early Nov 2023.

**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. All images used are for illustrative purposes only. Prospective purchasers should make their own enquiries to verify the information contained herein.