

1402/65 Varsity Parade, Varsity Lakes, Qld 4227



Unit For Sale

Thursday, 1 February 2024

1402/65 Varsity Parade, Varsity Lakes, Qld 4227

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 76 m2

Type: Unit



Joshua Dean
0447777148

NEW TO MARKET

Look no further than this fully furnished, 2-bedroom apartment in the sought-after Varsity Waters Apartments. Key Features:- Bright and spacious open-plan living area that flows seamlessly to the expansive balcony- Spacious balcony overlooking the tranquil pool- Modern kitchen with top-of-the-line appliances including a dishwasher, ample bench space and storage.- Stylish bathroom with contemporary fittings- Master bedroom with own access to the balcony, ceiling fan, walk in robe and en-suite- Generously sized second bedroom, a ceiling fan and built in wardrobe- Currently rented out for \$700 per week to be renewed in April 2024- Access to the immaculately kept pool and BBQ area- Built in 2017, with experienced and professional on-site management team looking after the day to day duties The numbers:- Currently rented at \$700 p/w (agreement until April 2024)- Potential rent predicted by onsite management: \$780 - \$800 p/w- Council rates at approx. \$46 p/w- Body Corp fees at approx. \$137.36 p/w- Individual water meter (tenants cost) Investment highlight: Set and forget this gem as it will be easily rented in this location therefore always generating an income. With everything you could ever need within a short stroll, these apartments are always in high demand. Location: The complex is ideally situated within close proximity to local amenities, including shops, restaurants, and public transportation, making it a convenient and desirable place to live:- 3 min drive to Bond University- 4 min drive to Robina Town Centre- 4 min drive to the M1 Motorway entrance North and South- 10 min drive to the to Miami Beach and Headland.- Walk and bike paths around Lake Orr right on your door step- Short stroll to local shops or cafes- Located within the school catchment zone for Varsity College (primary and secondary education)