

1510/65 Varsity Parade, Varsity Lakes, Qld 4227



Unit For Sale

Wednesday, 24 January 2024

1510/65 Varsity Parade, Varsity Lakes, Qld 4227

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Joshua Dean
0447777148

NEW TO MARKET

Welcome to this modern and stunning apartment! This fifth floor, 2-bedroom apartment is located on the top floor of the desirable Varsity Waters Apartments, offering extra high ceilings that allow abundant natural light to flood the space. The east-facing private balcony provides a perfect spot to enjoy your morning coffee while taking in the serene views of Lake Orr. The pool and BBQ facilities offer a great space for entertaining and relaxing with family and friends. Key Features:- Bright and spacious open-plan living area that flows seamlessly to the waterfront balcony- Expansive balcony with stunning views of Lake Orr & Burleigh headland- Modern kitchen with top-of-the-line appliances including a dishwasher, ample bench space and storage.- Stylish bathroom with contemporary fittings- Master bedroom with water views, ceiling fan, walk in robe and en-suite- Generously sized second bedroom with water views, a ceiling fan and built in wardrobe- Currently rented out for \$740 per week until August 2024, with the option to extend- 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 \$740 p/w (agreement until Aug 2024)- Achievable rent predicted by the onsite manager \$750 - \$770 p/w- Council rates at approx. \$46 p/w- Body Corp fees at approx. \$137.36 p/w- Individual water meters

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) Don't miss out on this opportunity to secure a modern apartment in a prime location. Submit your interest today as this one won't last long.