

16/302 Christine Avenue, Varsity Lakes, Qld 4227



Townhouse For Sale

Friday, 12 April 2024

16/302 Christine Avenue, Varsity Lakes, Qld 4227

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 169 m2

Type: Townhouse



Mitch Harrop
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Offers over \$825,000

*** Video Walk Through on Facebook - Varsity Lakes Property Group ***Welcome to this immaculate single-level home situated at 16/302 Christine Avenue, Varsity Lakes, proudly presented by Mitch Harrop. Boasting a rare corner position with only one joining neighbour (like a duplex), this gem exudes the essence of a private sanctuary. From the moment you arrive, you'll be captivated by the elegance and exclusivity that enchant every corner. One of the home's most enchanting features is its northeast aspect, bathing every corner in gorgeous natural light. Experience an enchanting open-plan living area where every moment seamlessly transitions. The interior seamlessly integrates with the exterior, guiding you to a secure, oversized fenced outdoor entertainment sanctuary—a perfect haven for gatherings and leisure. Every detail of this tastefully updated home has been carefully considered, allowing you to move in and enjoy it without worry. Situated in the coveted “Lakeside on Varsity” complex, adjacent to Varsity College Primary and steps from the serene Lake Orr, this residence offers sublime living tailored for coastal ambience. Boasting Home Features Include: Tastefully renovated throughout, ready for immediate occupancy End position duplex style home, offering privacy with only one neighbour An expansive floorplan is designed to maximise natural light all year round Bright and airy ambience enhanced by stunning new floorboards and abundant windows The open-plan living area seamlessly extends to a covered outdoor entertainment space Oversized backyard wrapping around the home with side access and access to Varsity College and Lake Orr The modern kitchen has been fully renovated with a breakfast bar, new appliances, and ample storage overlooking your living area Spacious master bedroom featuring new built-in wardrobes, ensuite, ceiling fan, and leafy outlook Two additional generous bedrooms with also new built-in wardrobes, ceiling fans, and east-facing outlooks The main bathroom includes a separate shower, bath, and powder room Full internal laundry has been renovated and has convenient backyard access Year-round comfort is ensured by reverse cycle air conditioning in the living area The double garage has built-in cabinetry and is freshly repainted Tasteful updates throughout, including full internal painting, new flooring, and LED lights Energy-efficient with an 18-panel, 6.6kW solar system featuring Canadian solar panels and a SunGrow inverter Council Rates: Approx. \$950 bi-annually Water Rates: Approx. \$500 per quarter Body Corporate: Approx. \$135 per week Lakeside on Varsity is one of the most sought-after complexes in Varsity Lakes. Its fantastic position across from Lake Orr puts schools, shops, and everything else at your doorstep. The complex is security gated, with on-site managers and plenty of visitor parking, making entertaining family and friends a breeze. Ideally located with only a short stroll to the Varsity schools, Bond University and Lake Orr and a short drive to Robina Town Centre, Varsity train station and Burleigh beaches, everything is on your doorstep. This townhouse will attract a lot of attention, so inspect this beautiful home quickly. Contact your local agent, Mitch Harrop, today! 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. Prospective purchasers should make their own enquiries to verify the information contained herein. * denotes approximate measurements.