

18 Moores Crescent, Varsity Lakes, Qld 4227



House For Sale

Friday, 2 February 2024

18 Moores Crescent, Varsity Lakes, Qld 4227

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jon Paul

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Auction

When somebody says I work from home, people picture a dedicated workspace set with computers, business plans and busy bodies establishing a productive routine to enhance their productivity. 18 Moores Crs has been so much more than that as the current owners have discovered. They have absolutely loved using this home as creative space and launched a very successful art business that has been fundamental as an income stream but most importantly a home that allowed them to unleash their creativity, showcase their work and sell it! Alternatively, this could be a place to call your family home with Varsity College and Bond University 200 metres in both directions. Now it's your opportunity to secure this highly desirable location that rarely comes up for sale, so what are you going to create? Offering exceptional value and ideally located in the central hub of Varsity Lakes 18 Moores Crs is a home that I am proud to represent for the sellers. The property needs to be sold and therefore all offers will be considered prior to auction. Walking distance to shops, hotels, a pub and array of delicious restaurant options then look no further than 18 Moores Crs. Why not combine a home/ business life without the expense of an expensive lease when you can have it all under your one roof. The home is approved for business signage and many neighbours love this central Gold Coast location. The home offers those with a business acumen to maximise the upstairs downstairs living arrangement to its full advantage and run your business from home or ideal for a family that has teenage kids that want some privacy with dual access from Farrah Court and Moores Crs. Lake Orr is practically at your doorstep and can be viewed from the living room balcony it offers an idyllic retreat to get out for a walk with the kids or the opportunity to do a spot of fishing, sailing or even 3km+ jog. Phew! With all the convenience and space of a full sized house in central Varsity Lakes this home is just a short stroll to market square eateries, the CBD hotel & Bond University. This property is on a house and land title, therefore NO body corporate is applicable, you own the land! Let's not forget the views! Lake Orr is inspiring and it's not uncommon to see the local inhabitants such as wild black swans, schools of bream and stingrays adjacent to Moores Crs. This community planned estate will allow you to spend more time with family with easy care maintenance which ensures you can simply lock up the home without the need for maintaining a garden or lawns. With all the conveniences at your door step such as bike paths, walking tracks, local restaurants, private hospitals and walking distance to Varsity College. This is simply living at its best!

- 3 bedrooms
- 2.5 Bathrooms (2 down + powder room upstairs)
- 2 Car Lock up Garage with Automatic Door
- Master Bedroom features powder Coated louvre shutters offer privacy and security
- Walk in Robe
- 4 Outdoor Retreats (upstairs patio and deck and 2 downstairs courtyards)
- Ducted Air Conditioning throughout
- Double Garage for cars or working space
- Rear access from Farrah Court
- Separate Laundry
- Security System ready

What's New?

- Repainted inside and out with high quality
- New Front door screen
- New security screens downstairs.
- 2024 Smoke Alarm Compliant

Over \$25,000 invested so you can move straight in!

What to expect?

- Beautiful lakeside walks with amazing birdlife
- Central Park for play and exercising
- Bedroom house with separate office or income stream
- Dual Living & Dual Access
- Central alfresco courtyard
- Office, student retreat or granny flat
- 60 seconds walk to IGA or bottle shop
- Fishing and sailing access from wharf
- 5 min drive to M1, Robina Town Centre
- 5 Living spaces (4 outside, 1 inside)
- 2 Full sized bathrooms
- All rooms air conditioned (ducted system)
- Option to erect business signage

House & Land Title No BC

- Park the Car, there's plenty of transportation

What's included?

- Upgraded Appliances, cooktop, oven and refrigerator
- Integrated Miele dishwasher
- Gas Cooktop
- Electric Hot Water
- 5-8kw Solar System
- Architecturally designed steel framed house
- Ground level has security screens
- Retractable shade screens keep the sun and weather out
- Termite barrier
- Solid block construction

Income expectations

- Expected returns \$950 to \$1050 per week
- Outgoings
- Council rates \$1204 (6 monthly)
- Water 332.00 (quarterly)

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
- Pita Pit is delicious
- Comfort Coffee & Donuts from D point 10
- The Rusty Barrel Tapas Bar and Whisky- Yum! Live Music Saturday and Sunday
- Blackboard Cafe, a long standing cafe with amazing food and coffee.
- CBD hotel- Have a punt and a meal.
- IGA Convenience- Fantastic for essentials just 150 metres away!
- Varsity College- 250 metres away
- Lakeside walks are waiting for you, kilometres of walking tracks
- Bond University is a 5 min walk away.

Auction will be held at TAFE Queensland Robina Campus 94 Laver Dr, Robina at 2pm 22nd February 2024