

2/35-39 Azzurra Drive, Varsity Lakes, Qld 4227

 Coastal

Apartment For Sale

Wednesday, 12 June 2024

2/35-39 Azzurra Drive, Varsity Lakes, Qld 4227

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Apartment

\$980,000+

Beautiful "Azzurra Bay" located on the prestigious Azzurra Island invites you to enjoy the luxury lifestyle you deserve. This stunning, oversized tri-level apartment promotes sweeping views from every level across water ways, parks, and nature reserves. Built with the quality and attention expected from a prestigious build, the modern contemporary architectural design is offered in pristine condition showcasing a newly painted exterior and interior with brand new carpet over all 3 levels. Cool Coastal colours and high ceilings make living a breeze and invite natural light into every room. The gourmet island kitchen is the heart of the home adjoining the open plan living which flows seamlessly out through 2 sets of triple stacker glass doors to a choice of 2 balconies - perfect to enjoy sunrises and sunsets. This is a nature lovers retreat, a place of peace and tranquillity for the whole family to enjoy. With VACANT possession on offer, you can move in, unwind, pop open the bubbly, and start living the ultimate waterfront low-maintenance Gold Coast lifestyle. Showcasing:

- 3 spacious bedrooms: Each feature brand new carpet, ceiling fans, and built-in robes.
- Additionally, there is a large multipurpose room on the ground floor, suitable for a home office, rumpus room, or 4th bedroom. This room includes its own powder room and balcony.
- Luxurious master wing: Located on the top floor with a double door entry, this waterfront master suite opens to a private balcony through triple stacker glass doors, offering incredible views. It includes a large walk-in robe and ensuite.
- Main bathroom: Equipped with quality fixtures, this bathroom includes a separate deep bath, shower, and a private powder room.
- Enormous open-plan living zones: Featuring brand new carpet and luxury timber plank vinyl flooring. Two sets of triple stacker glass doors open seamlessly to front and rear balconies, providing year-round views of sunrises and sunsets.
- Gourmet kitchen: Includes a walk-through island bench with Caesarstone countertops, sand-coloured 2-Pac floor-to-ceiling cabinetry, and a tile splashback. The kitchen is equipped with stainless steel appliances, including a Smeg 4-burner glass hot plate, Chef Oven, Bosch dishwasher, plumbed fridge space, double sink with flick mixer, microwave cupboard (with microwave), and a full-length double-door pantry. The kitchen adjoins the oversized open-plan living spaces, which flow seamlessly to the entertaining balcony.
- Climate control: Ducted and zoned air conditioning, with 9ft ceilings and fly screens throughout.
- Parking: Double auto-lock up garage with internal access and additional visitor parking available.
- Laundry: Separate built-in laundry with ample cupboard and linen space.
- Entertainment balconies: Choose from 3 balconies with glass balustrading, offering incredible views year-round from every level.
- Resort-style pool area: Surrounded by tropical gardens, with a rear gate opening directly onto the lake and park walkways. PET FRIENDLY on application.
- Security: Fully fenced with electronic security entry, intercom, and a private front door entrance.
- Boutique block: Part of a boutique block of 10 units, with body corporate fees approximately \$130 per week, rates approximately \$1200 half yearly, and water rates approximately \$400 per quarter.
- Convenient location: Close to private and public schools, the Varsity Train Station, local and major shopping centres, with Lake Orr and kilometres of walking and cycling tracks at your doorstep.

First impressions count and impressed you will be with its commanding waterfront position to take in the breath-taking uninterrupted views that stretch across Lake Orr to the hinterland skyline through the extensive use of triple stacker glass doors, this one-of-a-kind turnkey home will be sure to tick all the boxes... contact Michelle Wegener today on 0439 717 647 to view 2/35-39 Azzurra Drive. Incredible Size, Luxury, Quality and VALUE is on offer...Bring your cheque book...This magnificent apartment is NOW VACANT and will be SOLD!

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.