

214/29-49 Varsity Parade, Varsity Lakes, Qld 4227



Sold Apartment

Friday, 3 November 2023

214/29-49 Varsity Parade, Varsity Lakes, Qld 4227

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$615,000

Located in the exclusive Edgewater Residences in the heart of Varsity Lakes, built in 2015 and is rarely offered. Living is easy in this impressive, generously proportioned contemporary residence providing fresh breezes, natural light, lake and suburban views. Perfectly positioned near Lake Orr, this exceptional apartment offers the ultimate inner-city lifestyle. From the moment you enter this beautiful apartment you're greeted with a peaceful and private feel. Featuring a large open plan living area and a modern kitchen that comes complete with stone bench tops, lots of storage and bench space, quality stainless steel appliances and an integrated dishwasher. The living area opens onto a large private balcony with expansive southeast views over Lake Orr and the Hinterland. The apartment offers 2 generous bedrooms with views and access to the balcony, 2 bathrooms (master with an ensuite and main bathroom with a full sized bathtub), a separate laundry with ample storage, a study nook and 2 side by side car spaces. The complex boasts resort-style facilities including a 20-metre lap pool, large BBQ area, games room and fully equipped gym. With secure gated entry and plenty of visitors parking, Edgewater Residences presents the perfect combination of family-friendly community and convenient central location. Positioned in one of the most appealing locations only minutes from a host of quality facilities including Robina Town Centre and Varsity Market Square with award-winning restaurants.

FEATURES:

- Bright and open plan living area that flows out onto the large balcony
- Two spacious bedrooms, master with walk through robe and en-suite
- Large balcony that has access to both bedrooms and the living area
- Study nook
- Stylish kitchen with ample cupboards, stainless steel appliances and stone bench tops
- Air conditioned
- Ceiling fans in bedrooms
- Separate laundry
- 2 side by side parking spots car park
- Large resort style in-ground pool
- State of the art gymnasium
- Direct access to Lake Orr and walking trails
- Close proximity to Bond University & Varsity CBD
- Within the Varsity College school catchment zone
- Walking distance to café precinct, shops and all amenities

INCOME: Rental appraisal - \$720 per week approx.

OUTGOINGS: Body Corp fees - \$85 per week (approx) Council rates approx. \$2415 per year (approx) Water approx. \$283 per quarter (approx)

DISTANCES:

- Bus Stop - 250 m
- Local Shops - 1.1 km
- Major Shopping Centre - 2.1 km
- Primary School (Varsity College Primary) - 1.3 km
- High School (Varsity College Secondary Campus) - 1 km
- Bond University - 2 km
- Parkland - 50 m
- Highway - 2.4 km
- Train Station - 2 km
- Beach - 5.6 km