

**22/6 Lowood Court, Varsity Lakes, Qld 4227**

 Coastal

**Townhouse For Sale**

Monday, 17 June 2024

22/6 Lowood Court, Varsity Lakes, Qld 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Expressions Of Interest

Situated in one of Varsity's most convenient locations, this waterfront address is an opportunity RARLEY available. From its picturesque waterfront exterior to its spacious light filled interior, this end townhouse enjoys breath taking expansive wide water views overlooking the water ways of Silvabank and Lake Orr. Spread out over 2 levels to maximise the incredible, panoramic water views, the very comfortable, delightful interior has been updated and showcases:

- 3 double - built in bedrooms with ceiling fans
- A Waterfront king size master with air-conditioning, built-in mirror robes and a private balcony to enjoy the incredible sunrises and sunsets.
- A Waterfront two-way bathroom adjoins the master bedroom and is fully renovated with quality inclusions featuring grey and white floor to ceiling tiling, an oversized shower and a double hand basin
- 2 powder rooms for convenience, one upstairs and one down
- The renovated gourmet Caesarstone and stainless-steel kitchen enjoys the water views and overlooks the dining and living area that flows onto the alfresco terrace and showcases white floor to ceiling cabinetry with soft closing draws, a glass splash back, a pull-out pantry, a dishwasher, a microwave cupboard, a double door fridge space, and a breakfast bar
- A Waterfront fully tiled open plan lounge and dining area captures the breath-taking water views
- Air-conditioning, ceiling fans, insulation and security screens
- Tiled alfresco entertainers' balcony has pull down wind/shade screens to enjoy all year-round comfort with magnificent 180-degree water views
- Direct, private access to the lake for fishing or water sport activities
- Separate laundry, ample cupboard and linen space throughout
- Single auto-lock up garage with a second car space, visitor car parking also available
- Boutique block of 22 with a resort style pool, low body corporate \$54.36 per week
- Rates approx. \$720 per 6 months, water rates approx. \$350 per quarter
- With the convenience of Christine Corner local shops, private and public schools, bus stops, medical centres, Bond University, the Train Station, and the golden beaches of Burleigh Heads all just minutes away! Enjoy the tranquil expansive water views, bird song, marine wildlife and cool lake breezes that this very special end townhouse has to offer from its sought-after waterfront address. Contact Michelle Wegener today on 0439 717 647, 22/6 Lowood Court is a very rare opportunity that is now available for either the owner occupier or investor.... Sit back and watch your investment grow.... you had better be O So Quick!

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.