

22 Lakefront Crescent, Varsity Lakes, Qld 4227



Sold House

Wednesday, 23 August 2023

22 Lakefront Crescent, Varsity Lakes, Qld 4227

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 125 m2

Type: House



Jon Paul

0755932088

\$740,000

Come and live in one of the most progressive, professional and convenient communities on the Gold Coast - Varsity Lakes. This modern home is perfectly suitable for those looking to live and work from home. This investment property needs to be sold so all offers will be considered prior to auction. Located in "The Landing" this home is in a quiet location off the main road and close to a small park with access to the lakeside walks via a set of stairs across the street. Low Body Corp and with rear lane access to this home. This blank canvas is suitable for a wide range of buyers from your first home to an approved work from home business opportunity. What the owners really love... • Sunny NORTH-facing courtyard that's positioned close to the Lake • Captures Lakeside Breezes • Rear Patio • 125 sqm allotment • Additional Garage or bike storage • Tucked off the main road- Varsity Parade • The large south-east facing bay windows (over 6 metres in height) • 50 metres to Lake Orr, ideal for walks, fishing or a bike ride • Right in the catchment for Varsity Primary and Varsity College • ALDI just a short stroll away Features • High Lofted Ceilings • 2 bedrooms • 1.5 bathrooms • 2 Tandem off-street/secure car parking (optional) • 1 Powder room (toilet & basin) • 3000LT Water Tank & pump • Solar Approved • Option to build over single garage for additional income or work from home office (expected income \$400 per week or \$100 per night airbnb) Expected Income • \$750 to \$780 per week approx • Currently leased for \$570 till October 17, 2023 Outgoings • Council Rates \$1209.96 (6 months) • Water Rates \$442.00 (4 months) tenant pays for useage • Body Corporate \$27 per week approx Central Varsity Highlights • Beautiful lakeside walks with amazing birdlife • Central Park for play and exercising • Loads of Community Events such as "Winterfest" and street festivals • Live Music and Trivia Nights • Jets & Temple Gyms in Lake St • Visitor Accommodation 400m away at Chancellor Apartments • Walking Distance to every shop and cafe • Bottoms up! The Lakehouse Brewery- fantastic lakeside position • IGA Convenience- Fantastic for essentials just 450 metres away! • New COLES (expected 2023-24) • Varsity College- 500 metres away • Lakeside walks are waiting for you, kilometres of walking tracks • Bond University is a 10 min walk away • Take the 750 bus to Pacific Fair in 12 minutes or Robina Train Station in 8 minutes • Local Private Hospital (Lake St) & Optometrist (Varsity Pde) • 60 seconds drive to IGA or bottle shop • Fishing and sailing access from wharf • 5 min drive to M1, Robina Town Centre • Take the 750 bus to Pacific Fair in 12 minutes or Robina Train Station in 10 minutes • 20 min bicycle ride to Burleigh beach All distances & prices are approximates. Contact Jon Paul or Sergio Yanez for more information! Auction - Thursday 7th September 2pm at The Quest Robina