

**22 Meridien Avenue, Varsity Lakes, Qld 4227**



**House For Sale**

Monday, 29 January 2024

22 Meridien Avenue, Varsity Lakes, Qld 4227

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 474 m2**

**Type: House**



Roberto Scartozzi  
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Lisa Psaras  
0477979794

## Contact Agent

Welcome to Meridien on Azzurra, located at 22 Meridien Avenue, Varsity Lakes Queensland. This spacious waterfront executive residence positioned on highly desirable Azzurra Island, Varsity Lakes, offers an exceptional address for low maintenance living and effortless entertaining within minutes of Bond University, Varsity College, Robina shopping and medical hub and an easy ten minute drive to our world famous Burleigh Beach. From the convenience of this address enjoy early morning or twilight walks along the lake. There are a number of walking, bike and mountain bike tracks to be discovered as well as parks. Varsity College primary and secondary campuses are all within very easy reach. In prime corner block position, Meridien boasts a spacious considerate floor plan accommodating the needs of today's hectic lifestyle. Relax and unwind poolside. Indulge in an invigorating morning dip or moonlight swim under the stars. Alfresco entertaining area with lake views overlooks the pool and landscaped garden and provides a beautiful setting for entertaining. On the lower level the open plan gourmet kitchen features stone bench tops with large kitchen island. Overlooking living and dining, the kitchen is positioned close to the media lounge. Three large bedrooms and main bathroom are also located on this level. A separate laundry opens out to private drying court. Internal access from garage is also featured. Master retreat on the upper level features ensuite and walk in robe, private lounge and study and Juliet balcony. The home is fitted with split system air-conditioning and ceiling fans throughout for year round comfort. Ideally located within a short driving distance of schools, university, parks and recreational facilities. This property is also a few minutes to Robina Town Centre, Robina Hospital and Medical Hub, Robina Train Station and public transport. A mere 10 minutes' drive to vibrant Burleigh Beach. The M1 entrance connecting you to Gold Coast Airport (approx. 25 mins), This is an exceptional opportunity to immerse yourself into the family-friendly vibrant vibe of Varsity Lakes and maximise the full potential of what is on offer. Please join us at inspection to avoid disappointment. To discuss your interest, please call Roberto Scartozzi on 0406 421 679 or Lisa Psaras on 0477 979 794.

**MAIN RESIDENCE**

- Prime waterfront address close proximity to schools, shopping, dining, recreation
- Premium corner block with Executive Residence
- Fenced and gated with landscaped gardens and lawns
- Multiple indoor outdoor entertaining areas
- Feature pool and poolside entertaining
- Water views over Meridien Park Walkway
- Ceiling heights 2.6m – 2.7m
- Split system air conditioning and ceiling fans throughout
- Spacious open plan kitchen with stone bench tops
- Open plan lounge, dining and living flowing out to covered entertaining and pool
- Living with garden and water views
- Media lounge with views over pool
- Master suite with lounge/study/nursery
- Four large bedrooms (3 bedrooms downstairs, master retreat upstairs)
- Master retreat upstairs with private lounge/study, Juliet balcony
- Main Bathroom
- Separate laundry with private drying court
- Garage with internal access

**RATES & FEES**

- GCCC \$1,598.06 approx. per six months
- Water \$809.76 approx. per quarter

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. \* denotes approximate measurements.