

23 Placid Court, Varsity Lakes, Qld 4227

 Coastal

House For Sale

Wednesday, 15 May 2024

23 Placid Court, Varsity Lakes, Qld 4227

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 1082 m2

Type: House

\$2M +

First impressions count, and impressed you will be, with its commanding 36m of North facing water frontage on a 1082sqm point position for all year-round sunshine. With breath-taking uninterrupted views that stretch across Silvabank Lake to the City Skyline, it's not difficult to argue that this would be the most sought-after block in Varsity Lakes. Perfectly positioned in a peaceful cul-de-sac and creating an immediate impression of dramatic space, sophistication and versatility, this one-of-a-kind architecturally designed residence flows effortlessly over two expansive levels and offers a series of very inviting indoor/outdoor lavish living areas for the whole family to enjoy. With a combined 40 squares of modern spaces and a block that provides both side access to store a caravan and a boat, several car parking spaces and expansive manicured lawns, your options here are endless. Offered in excellent condition this oversized waterfront residence welcomes you. Featuring:

- A prime 1082sqm North facing waterfront block.
- Newly painted, restored and re appointed black tiled roof with a 6.5kw solar system
- Double door entry opens to a grand foyer.
- 5 king-size bedrooms with built in or walk in robes - 4 located upstairs to which 2 are ensuited and 1 office/5th Bedroom on the lower level.
- 3 quality tiled bathrooms plus a fourth powder room. The main bathroom showcases a bath that overlooks the serene water.
- 2 Double sized private top floor master wings both have ensuites, one overlooks and opens out to a huge balcony to enjoy the stunning north facing water and skyline views.
- There is a clever separation of 3 formal and informal living zones all located on the ground floor to enjoy the epic wide water views through the glass walled windows and doors.
- The oversized dining area comfortably accommodates 12 chairs for easy entertaining.
- A gourmet Caesarstone and stainless-steel kitchen overlooks the family room and dining zone that flows onto the alfresco terrace and showcases white subway tiles, a 4-burner gas cook top, rangehood and oven, wood grain cabinetry with a pull-out pantry, an appliance cupboard, 6 double power points, a deep sink, microwave space, dishwasher, and a double door fridge space.
- Separate built-in laundry opens to the cloths line area with ample linen and cupboard spaces throughout the home.
- For the car enthusiast or a large family there is a double garage with a rear roller door which opens to a 3rd carport for a 3rd car/jet ski/trailer plus there is generous off-street parking
- Entertain with ease as the glittering Gold Coast skyline comes alive at night from one of 2 alfresco covered areas.
- Reverse cycle air conditioning, security and fly screens throughout
- Rates are approx. \$1593 half yearly with water rates approx. \$393 per quarter.
- Perfect for the boating, kayaking, and fishing enthusiasts for all your water activities with Frascott Park amenities and the Kilometres of walking and cycling tracks on your doorstep.
- 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 are all just minutes away. Perfect for entertaining friends and family, sip on a champagne/wine or beer and really embrace a Gold Coast premier waterfront lifestyle... your friends will never want to leave!

Contact Michelle Wegener today on 0439 717 647 to view 23 Placid Court Varsity Lakes and start enjoying your endless summer. An incredible once in a lifetime opportunity with endless opportunities...Bring your cheque book!

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.