

23 Southlake Drive, Varsity Lakes, Qld 4227



House For Sale

Wednesday, 12 June 2024

23 Southlake Drive, Varsity Lakes, Qld 4227

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 591 m2

Type: House



Mitch Harrop
0448281114



Joe Walker
0432111975

Auction

Auction Location: On site Auction: Sunday 23rd June at 11am*** Video Walk Through on Facebook - Varsity Lakes Property Group ***A building and pest inspection report and a recent comparable sales report will be made available. Nestled in a gorgeous waterfront position, you'll find 23 Southlake Drive, Varsity Lakes, proudly presented by Mitch Harrop. Nothing compares to its unparalleled waterfront position, a 591 sqm north-facing haven meticulously maintained to perfection. The grounds are a testament to tranquillity, offering a serene escape from the hustle and bustle of daily life. Step inside to find a light-filled, open-plan design that harmoniously blends elegance and functionality, making it an exquisite choice for those who appreciate the finer things in life. This private waterfront oasis boasts an expansive outdoor area that is nothing short of spectacular. Ideal for alfresco dining and ultimate relaxation, it provides breathtaking water views that enhance the property's inherent tranquillity. Inside, the home offers two distinct living areas, three spacious bedrooms, and two modern bathrooms, all designed to ensure comfort and style. Every detail has been thoughtfully considered to create a harmonious living environment. Situated in the heart of Varsity Lakes, this property is not only a home but a gateway to a vibrant community lifestyle. Renowned for its friendly atmosphere and proximity to premier educational institutions like Varsity College, it offers easy access to lush parks, serene lakes, and a variety of recreational activities. Boasting Home Features Include: This turnkey property is ready for immediate move-in, with absolutely nothing needing to be done. Seamless flow between multiple living areas, creating a light-filled atmosphere bathed in natural radiance. Open-plan living areas transition smoothly into a well-appointed kitchen featuring stone benchtops, a breakfast bar, and ample storage. The pristine north-facing swimming pool is surrounded by glass fencing and paired with a spacious, low-maintenance yard. The covered outdoor area is perfect for entertaining and offers some of the widest water views. A side fence leads down to the grassed yard, right on the water, providing excellent waterfront access. The front entertainment area is covered by a gorgeous Bali hut and is paired with a serene and meticulously maintained yard. An expansive second living room provides versatility for entertainment and relaxation. Master bedroom boasts waterfront views, a ceiling fan, an ensuite, and a mirrored wardrobe. The spacious second bedroom includes a ceiling fan, built-in robe and leafy outlook. A home office or third bedroom has double doors opening out to the front entertaining area. Additional features include an electric gate and garage, intercom system, side access down both sides of the house and air conditioning. Recent upgrades include a new pool filter and vacuum, a new water fountain system, a connected alarm system, full external paint, security sensors, and newly planted landscaping. Council Rates: Approx. \$1,750 bi-annually. Water Rates: Approx. \$440 per quarter. Rental Appraisal: \$1,100 - \$1,200 per week. Boasting Location Features Include: Only a short drive to the world-renowned golden sandy beaches of Burleigh Heads, Miami and Mermaid Beaches. Highly desired school catchment within close proximity for the school runs. Local family and dog parks plus Lake Orr boardwalks are a stone's throw away. Cafes, local shops & restaurants, bus stop, and Bond University are just moments away. Robina Town Centre, Robina Hospital and Varsity Train Station are all close by. For more information on this gorgeous waterfront home, please contact your local agent Mitch Harrop today! Price Disclaimer: This property is being sold by way of auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. 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.