

# 24/1 Warbler Parade, Varsity Lakes, Qld 4227

## Townhouse For Sale

Saturday, 27 April 2024



24/1 Warbler Parade, Varsity Lakes, Qld 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Mitch Harrop  
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Joe Walker  
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## Offers over \$725,000

\*\*\* Video Walk Through on Facebook - Varsity Lakes Property Group \*\*\* Positioned at 24/1 Warbler Parade in Varsity Lakes, proudly presented by Mitch Harrop, this townhouse boasts an enviable location, nestled closest to Burleigh Waters for unparalleled convenience. Step inside to discover a captivating space where a well-designed floor plan meets a serene environment. The open-plan living area seamlessly connects to a spacious backyard, inviting ample natural light to fill the interiors and create an airy ambience. With minimal upkeep, you'll have more time to enjoy nearby coastal wonders. From its practical layout to its tranquil surroundings, this home embodies charm and sophistication, leaving a lasting impression. Boasting Home Features Include: \* Owner-occupied property available for immediate move-in \* End position duplex style home, offering privacy with only one neighbour \* Abundant natural light throughout the spacious floorplan year-round \* Seamless flow from open-plan lounge and dining area to covered outdoor entertaining \* Private backyard with an entertaining deck and low-maintenance landscaping \* Spacious kitchen with ample bench space, storage, and garden views \* Upstairs includes three spacious bedrooms and two full bathrooms \* King-sized master bedroom with private balcony and walk-through robe to ensuite \* Two additional spacious bedrooms with built-in robes and ceiling fans \* High-ceiling loft staircase adorned with large windows \* Air conditioning in living area and master bedroom for year round comfort \* Convenient guest powder room and full internal laundry on the ground floor \* Front grassed area provides inviting space for outdoor gatherings \* Lock-up garage with internal access plus additional parking space Council Rates: Approx. \$970 bi-annually Water Rates: Approx. \$490 per quarter Body Corporate: Approx. \$110 per week Rental Appraisal: \$780 - \$820 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 a 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 just moments away \* Robina Town Centre, Robina Hospital and Varsity Train Station are all close by For more information on this charming townhouse, please contact your local agent Mitch Harrop today! 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.