

**24 Poinsettia Parade, Varsity Lakes, Qld 4227**



**House For Sale**

Wednesday, 22 May 2024

24 Poinsettia Parade, Varsity Lakes, Qld 4227

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 708 m2**

**Type: House**



Jayson Edwards

## Contact Agent

Embrace the sensation of what feels like a natural bush setting in the heart of suburbia. Awake to the sounds of birdsong and enjoy the sunrise vistas from your back deck, or take a stroll through Jim Harris Park and the Varsity Veggies Community Garden with a morning cup of coffee in hand. A freshly renovated home greets you at 24 Poinsettia Parade, with intelligent use of space creating separation between upstairs and downstairs, perfect for your guests to enjoy their own slice of your home paradise. The generous deck area overlooking the flat, grassy backyard and adjacent parkland provides the perfect vantage point to keep a close eye on your little ones and your furry friends.

**Upstairs**

- Recently renovated including modern kitchen with stainless steel appliances, laminate flooring
- Dining area with fixed bench seating along window
- Light-filled living area overlooking the spacious backyard with stairs directly onto back deck
- Spacious master bedroom with walk-in wardrobe and bespoke cabinetry plus modern ensuite
- Second bedroom with built-in wardrobe and powder room
- Third bedroom with built-in wardrobe
- Security screens on all windows and doors

**Downstairs**

- Kitchenette area with generous bench and cupboard space
- Open plan multi-purpose room with tiles and laminate flooring for easy cleaning
- Downstairs bedroom with built in wardrobe and additional shelving
- Modern bathroom with toilet, shower and separate bathtub for guests to use
- Private courtyard entry with covered porch
- Security screens on all windows and doors

**Outside**

- Covered alfresco area with outdoor kitchen and large sprawling deck
- Workshop with power and LED lighting, perfect for secure storage of tools and toys and the creation of your next DIY project
- Fully fenced block, side gate for easy access to yard
- Separate access to downstairs – perfect for relatives and friends to come and go as they please
- Front and rear staircases both with internal access
- Rear gate through to parklands and Varsity Veggies community garden
- Covered carport and ample driveway parking; two driveways

**Location & Infrastructure**

- 1 minute to Jim Harris park & Varsity Veggies Community Garden
- 1 minute to Varsity Lakes skatepark
- 2 minutes to Treetops Plaza Shopping Mall
- 5 minutes to Marymount College
- 5 minutes to Pacific Motorway North & South (M1)
- 9 minutes to Burleigh Heads Dining Precinct (James Street)
- 12 minutes to Burleigh Beach & Burleigh Pavillion
- 12 minutes to Tallebudgera Creek & off-leash dog beach
- 13 minutes to Pacific Fair Shopping Centre & Light Rail
- 18 minutes to Gold Coast Airport (OOL)

Marketing agent Jayson Edwards says “this property presents exceptional value for money so make sure it's on your list to inspect this weekend. With a generous backyard and the bonus of having spacious parkland adjacent to the property, you'll fall in love with your new home instantly and enjoy the choice of staying in or heading out to explore everything the Gold Coast has to offer.” Come and experience the peace and tranquillity this family home provides at our next open for inspection.