

# 3/12 Azzurra Drive, Varsity Lakes, Qld 4227

## Townhouse For Sale

Thursday, 30 November 2023



3/12 Azzurra Drive, Varsity Lakes, Qld 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Offers Above \$849,000

Welcome to 3/12 Azzurra Drive, Varsity Lakes! Prime location and impressive features, this property is sure to capture your attention. Featuring open plan living, high ceilings, three spacious bedrooms, two modern bathrooms, and powder room, this home is perfect for families or those seeking extra space. Additionally, the two-car garage provides ample parking and storage options. The home boasts a contemporary design, with high-quality finishes and fixtures throughout. The open-plan layout creates a seamless flow between the living, dining, and kitchen areas, making it ideal for entertaining. The kitchen is equipped with top-of-the-line appliances, ample storage space, and a stylish island bench.

3/12 Azzurra Drive Varsity Lakes offers you:

- Exterior: • Located on a corner block, ensuring privacy with no neighbors in view. • Picturesque water views from the downstairs courtyard and upstairs master room • A small grassed area maintained by the body corp, complemented by a beautifully tended garden by the owner. • Only four townhouses in the block, offering an exclusive and intimate community. • Water is individually metered, Body corporate fees approximately \$65 per week.
- Downstairs: • 2 pack kitchen with ample cupboard space, electric oven, and cooktop. • New dishwasher and island bench perfect for those mornings in a rush a view that extends to the dining and living areas. • A view that extends to the dining and living areas right to the water • Spacious laundry area with access to an auto double garage (including a dryer) • Large under stairs storage area for added convenience. • Open plan kitchen, dining, and living areas with bamboo flooring, • Downlights, air conditioning, security screens, and high ceilings. • Internal access from the auto double garage.
- Upstairs: • Two large bedrooms with a new fan, bamboo flooring, lake views, and a double built-in robe with shelving. • Separate toilet and bathroom, featuring a new shower screen and a tidy bath. • Spacious master bedroom with lake views, air conditioning, bamboo flooring, walk-in robe, and a balcony • Master ensuite with a spa bath, double vanity, and a new shower screen, walk through to a separate toilet

Additional Highlights: • Upstairs, a study/living space awaits with raked ceilings • multiple walkways around the water, parks and central location to Varsity Collage & Bond University

This townhouse offers a lifestyle of luxury and convenience in the heart of Varsity Lakes. Don't miss the chance to make this your dream home. Contact our team for further details and to schedule a private inspection. This is a unique opportunity to own a piece of Varsity Lakes paradise!

Situated in the sought-after suburb of Varsity Lakes, this property offers a convenient and vibrant lifestyle. Enjoy the nearby amenities, including schools, shopping centers, parks, and cafes. The beautiful beaches of the Gold Coast are just a short drive away, allowing you to indulge in the coastal lifestyle. The price guide for this property is currently not available. Contact our team to discuss further details and arrange a private inspection. Don't miss out on this incredible opportunity to own a piece of Varsity Lakes luxury. Call now and make this house your dream home!

What's it like to live in Varsity Lakes? Approx. 10 minutes from the beautiful beaches, cafes and bars of Burleigh sits Varsity Lakes. Originally known as Stephens, it amalgamated with Andrews and a section of Robina to form what has become one of the most popular places to live and do business on the Gold Coast. A much-loved community, it was created around the 80ha manmade Lake Orr, with families flocking to this suburb to take advantage of the exceptional education facilities, pretty parklands and extensive infrastructure.

What schools are in Varsity Lakes? One of the most highly-sought after schools on the Gold Coast is waiting for you in this central Gold Coast suburb. Varsity College is a Prep to Year 12 facility which prides itself on a strong history of excellence within the academic, cultural, sporting and community pillars. Split across two campuses, the Varsity College Primary School engages students from Prep to Year 6 in a vibrant learning environment. The Secondary School, located on Varsity Parade, provides students with a supportive, personalized school experience. A culture of high expectation is fostered through the development of positive relationships between student, teacher, parent and community at both campuses and is why so many people choose to live in Varsity Lakes. With strict catchment policies, the best way to gain access is to reside in the government appointed boundaries.

What shops are in Varsity Lakes? Market Square, located on Varsity Parade, is a commercial and retail hub with a village feel. Anchored on the banks of Lake Orr, all your modern conveniences await here. Home to a post office, supermarket, salons, banks, travel agencies, a large tavern, restaurants and cafes, it also offers street level and underground car parking. At 221 Christine Ave you'll find the Christine Corner complex. Along with fast food outlets, convenience stores, bakeries, beauty salons, betting agencies, bottle shops and medical centres, it's home to a newsagent, petrol station, restaurants and a vet.

What major medical amenities are in Varsity Lakes? Located at 2 Lake Street, Varsity Lakes Day Hospital provides efficient and caring public day surgery services for the Gold Coast and wider community.

What parks are in Varsity Lakes? A plethora of parks await across Varsity Lakes, with locals of all ages enjoying the greenery on offer. A firm favourite is Frascott Park, found at 23a Yodelay St. Rejuvenated in 2019, it presents two

playgrounds, a dog park, open fields and a pathway perfect for biking. Keen to work out for free? Head to Varsity Central Park where you'll find the largest outdoor gym on the Gold Coast. With 17 workout stations, hopscotch, a handball court, half-basketball court and a 350-metre pathway surrounding the grassed area, the facility caters for all fitness levels and is the perfect spot for that next outdoor workout.

**What major sporting amenities are in Varsity Lakes?** Sports House at Varsity Lakes is a \$4.5m state-of-the-art community, sports and recreational facility. Located on the southern shores of Lake Orr, it features a strong focus on water based sports. This includes the Boat Shed with launching and storage facilities for watercraft. Sports House also offers fitness and recreation programs, community meeting rooms and commercial office space for sports organizations.

**What public transport is in Varsity Lakes?** Varsity Lakes is well equipped with public transport. Along with regular buses that service the region, connecting to all parts of the Gold Coast, it's also home to the Varsity Lakes Train Station. Head to [translink.com.au](http://translink.com.au) to plan your journey.

**Disclaimer:** We have in preparing this information used our best endeavors 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 vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.