

**3/13 North Shore Avenue, Varsity Lakes, Qld 4227**



**Sold Duplex/Semi-detached**

Sunday, 13 August 2023

3/13 North Shore Avenue, Varsity Lakes, Qld 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: Duplex/Semi-detached**



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**\$870,000**

Nestled in a peaceful and picturesque pocket of Varsity Lakes, this remarkable property offers an idyllic setting for comfortable living. Conveniently situated right across from North Shore Park, the location provides endless hours of outdoor entertainment for the kids and opportunities to enjoy the great outdoors in this much sought after pocket of Varsity Lakes. The house itself has great bones, boasting generously sized bedrooms and multiple living areas. Additionally, it features a dedicated work-from-home office space, making it perfect for accommodating any size team or creating a productive home office environment. Designed with comfort in mind, the home is equipped with split system air conditioning in each bedroom, the living area as well as the very spacious work-from-home office space, ensuring a pleasant and temperate living environment throughout the year. Whether you're in the market for your first home, an investment opportunity, or looking to downsize, this stunning property presents an enticing opportunity. The blank canvas awaits its new owner to turn it into their very own masterpiece. Don't miss the chance to see this must-see home and experience the comfort and convenience it offers.

**Home Features Include:-** Small boutique group of just three homes with no body corporate fees (shared insurance only).- The kitchen area is spacious and well designed, providing a comfortable space for preparing family meals.- The light filled living area creates a warm and inviting ambiance which seamlessly flows out to the front entertaining area which overlooks North shore Park, offering spacious views and a tranquil setting for gatherings and relaxation.- Expansive master bedroom with a generous built-in robe, providing ample storage space. It also boasts a large ensuite, adding to the convenience and comfort of the home.- Additionally, there are two more spacious bedrooms located upstairs, each equipped with ceiling fans and air conditioning units, ensuring comfortable living conditions.- The second bathroom on the upper level is large and comes with a separate toilet, making it suitable for accommodating the needs of the entire household.- On the lower level, there is a convenient separate powder room and laundry area, as well as large under stair storage cupboard, adding to the practicality of the home's layout. The advantages of living in this property continue to impress with its close proximity to various amenities and attractions: Varsity Lakes CBD offering a range of shops, restaurants, cafes, and services within easy reach. Kilometres of boardwalks are conveniently located at your doorstep. Bond University and Varsity College are within walking distance. The property falls within the Varsity College school catchment zone, covering both the Primary and Secondary campuses. Close proximity to Robina Town Centre, Robina Hospital and healthcare services. Varsity Lakes Train Station is within close reach. The property is just a short drive away from the beautiful golden sandy beaches of Burleigh Heads and Miami, allowing residents to enjoy the coastal lifestyle and soak up the sun. Overall, this property offers not only a comfortable and spacious home but also the convenience of having essential amenities, educational institutions, shopping centres, and recreational areas nearby. Its prime location makes it an attractive choice for those seeking a well-rounded lifestyle in the Varsity Lakes area.

**Price Disclaimer:** This property is being sold without a price 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.