

**3 Laura Place, Varsity Lakes, Qld 4227**

**Sold House**

Friday, 22 September 2023

3 Laura Place, Varsity Lakes, Qld 4227

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Joe Walker

0432111975

**\$1,002,000**

Gorgeous 4 Bedroom 2008 Build Home on The Waters Edge!\*\*\* Video Walk Through on Facebook - Varsity Lakes Property Group \*\*\*Step into your dream home at 3 Laura Place, Varsity Lakes, proudly presented by Mitch Harrop. This spacious, single-level, four-bedroom home is nestled in the serenity of a quiet cul-de-sac, surrounded by a beautiful nature reserve. You're transported to a world of tranquillity and elegance as you enter through the enchanting Californian-style wooden door with keyless access. The high ceilings give you a sense of grandeur to the open plan living spaces, where each room seamlessly flows into the next. The 2008 build has been meticulously maintained, recently graced with a fresh coat of paint inside and out, and thoughtful updates throughout the home. But the magic doesn't stop indoors. Step outside to your private backyard haven, where you're graced with an undercover entertaining patio, a spacious grassed area for the kids while overlooking the serene lake. This hidden gem is a fantastic opportunity that boasts the convenience of being close to everything Varsity Lakes offers.Boasting Home Features Include: Ready to move in immediately, no renovations requiredSpacious open-plan living areas seamlessly connect to a generously sized backyard enjoying the leafy outlookExpansive waterfront deck, complete with a cozy fireplace for year-round outdoor enjoymentModern kitchen featuring a stainless steel island bench, custom sink, five-burner freestanding gas cooktop, and ample storage spaceMaster bedroom offers a spacious ensuite, walk-in robe, ceiling fan, and a picturesque leafy viewThree additional bedrooms, each with built-in robes and new ceiling fansWell-appointed main bathroom with quality fittings, a bathtub, shower, and separate toiletConvenient separate laundry with access to the backyardSizeable grassy backyard, perfect for kids to play, with a serene view of the lakeSide access for added convenienceRecently updated with a fresh coat of paint throughout the interior and exterior of the home, new ceiling fans and LED lighting, new wooden flooring throughout, split-system air conditioning, and a new hot water systemEnvironmentally friendly with 18 solar panels, boasting a 6.6kW converted solar systemSecure electric double lock-up garage with internal access for your convenienceCouncil Rates: Approx. \$970 bi-annuallyWater Rates: Approx. \$460 per quarterBody Corporate: Approx. \$60 per week - Body corp covers the maintenance of the reserve and water area, electricity for fountains, management and insurances plus more, keeping the area looking great all year round.Boasting Location Features Include: Highly desired school catchment within close proximity for the school runsLocal family and dog parks, plus Lake Orr boardwalks, are a short drive awayCafes, local shops & restaurants, bus stop, and Bond University are just moments awayRobina Town Centre, Robina Hospital and Varsity Train Station are all close byOnly a short drive to the world-renowned golden sandy beaches of Burleigh Heads, Miami and Mermaid BeachesFor more information, 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.