

3008/397 Christine Avenue, Varsity Lakes, Qld 4227



Sold Apartment

Tuesday, 17 October 2023

3008/397 Christine Avenue, Varsity Lakes, Qld 4227

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 126 m2

Type: Apartment



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\$679,000

This huge (126sqm total) beautifully furnished two-bedroom one-bathroom apartment is available for sale in the highly desirable South Lakes at Varsity. Currently rented at \$850/w until July 2024, this immaculate apartment offers a terrific investment opportunity for an astute investor looking for a steady income stream and a full turn-key apartment. Photos are indicative of the furnishings and décor that are included in the sale, except for bed linen. Great long-term investment with excellent returns, or a second home or holiday rental. Annual Rental - \$44,200 Annual Outgoings (council, water rates, body corp levies) - \$8,530 South Lakes at Varsity is a modern waterside complex known for being a well-maintained private community offering impressive resort-style amenities including pool, sauna, gym, fantastic Residents' Lounge, movie theatre and even a golf simulator. Amazing location with over 5km of lakeside paths and walking distance to Bond University. Live only five minutes from Robina Town Centre and Bond University and be in the school catchment zone for Varsity Primary School & Varsity Secondary College school catchment. Features include:

- Internal Area - 91sqm + 35sqm patio = 126sqm total area
- Fully furnished & equipped with all household items
- Two generous sized bedrooms with built-in robes
- Two beautiful designer bathrooms - Ensuite has double vanities and a huge walk in shower, Bathroom with bath
- Gourmet kitchen with stone benchtops and Miele stainless-steel appliances including dishwasher, fridge and microwave
- Open planned tiled living and dining opening out to the large courtyard
- Zoned ducted air-conditioning throughout
- Quality carpets in bedrooms, with built-in wardrobes and ceiling fans
- Separate European style laundry with washing machine and dryer
- 2.7m ceilings providing plenty of natural light and ventilation
- Intercom and security
- Secure parking in underground basement
- Beautifully styled and furnished
- Fantastic outdoor patio - 35 sqm!
- Onsite management
- Water is sub-metered

Property Information:

- Council Rates*: \$2,414/yr
- Water & Sewerage Rates*: \$1,524/yr
- Body Corporate Levies*: \$88/wk after discount & includes insurance. \$108/wk if early payment discount is not applied.
- Current Rent: \$850 per week until 30 July 2024
- Built 2017
- Pet-friendly with Body Corporate approval
- Owner will consider selling unfurnished * approximately

Location:- Bus Stop - 300 m- Local Shops/Cafe - 650 m- Robina Town Centre - 2.6 km- Primary School (Varsity College Primary) - 550 m- High School (Varsity College Secondary Campus) - 2.3 km- Bond University - 3.5 km- Parkland - 50 m- Highway - 2.3 km- Train Station - 1.4 km- Beach - 4.7 km

*Disclaimer: We 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.