

3016/397 Christine Avenue, Varsity Lakes, Qld 4227



Apartment For Sale

Saturday, 11 May 2024

3016/397 Christine Avenue, Varsity Lakes, Qld 4227

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Mitch Harrop
0448281114



Joe Walker
0432111975

Offers over \$795,000

*** Video Walk Through on Facebook - Varsity Lakes Property Group *** Presented by Mitch Harrop, this exquisite ground-level apartment at 3016/397 Christine Avenue, Varsity Lakes, exudes sophistication. Situated by the tranquil shores of Lake Orr, this residence has been meticulously designed to seamlessly blend luxury with an active lifestyle. Enjoy the unparalleled convenience of this home, boasting a spacious open-plan living space complemented by expansive windows and bi-fold doors that effortlessly open onto a generous courtyard, perfect for unwinding and hosting gatherings. Indulge in the prime location, just moments away from a vibrant array of cafes and restaurants in Varsity Lakes, as well as scenic pathways along the picturesque Lake Orr, all accessible from your private gate. This secure and inviting community also offers proximity to essential amenities like Varsity College, Robina Town Centre, Robina Hospital, and easy access to public transportation via buses and the train station close by. Boasting Home Features Include: 2018 build, requiring no renovation, ensuring a modern lux living experience. Fresh updates with gorgeous tiles throughout, new turf, floor to ceiling sheers, mirrored wall, cabinetry and a coat of paint. Positioned uniquely on the ground floor, it boasts an expansive yard with gate access to Lake Orr and local shops. Open-plan tiled living and dining area seamlessly connects to a covered alfresco, creating a harmonious indoor-outdoor flow. Modern kitchen featuring stone benchtops, a plumbed fridge space, and high-end Miele appliances including an essential wine fridge. Complete with two generously sized bedrooms and two lux bathrooms. Spacious master bedroom is illuminated by floor-to-ceiling windows, complemented by a huge 4 door walk-through robe and modern ensuite. A dedicated study nook provides a separate space for you to work-from-home. Ample cupboard and storage space, as well as a separate laundry. Ducted air-conditioning with zoned climate control ensures year-round comfort. Secure side by side car parking beneath the building, with additional over bonnet storage for both car spaces. The building has key access and is equipped with an intercom system for apartment entry. Council Rates: Approx. \$1,200 bi-annually. Water Rates: Approx. \$400 per quarter. Body Corporate: Approx. \$90 per week. Rental Appraisal: \$800 - \$850 per week. Boasting Location Features Include: Over 5km of Lakeside boardwalks provide endless hours to exercise and enjoy nature. Walking distance to Bond University, Varsity Schools, Aldi Supermarket, Café and Bus Stop. Varsity Primary School & Varsity Secondary College school catchment. 10 minutes drive to Gold Coast's golden sandy beaches. "South Lakes at Varsity" offers impressive resort-style facilities, including a resort size pristine swimming pool, BBQ and entertaining area, spa, sauna, well-equipped weights and cardio gymnasiums, golf simulator, theatre, plus an additional resident's lounge, all set amongst beautifully landscaped gardens on the edge of Lake Orr. For more information 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.