

31/228 Varsity Parade, Varsity Lakes, Qld 4227

Sold Apartment

Friday, 8 December 2023

31/228 Varsity Parade, Varsity Lakes, Qld 4227

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 77 m2

Type: Apartment



Herbert Frey
0490670324

\$440,000

Herbert Frey is proud to present this opportunity for the investor or occupier! Well-appointed to meet all your needs, this property is only tenanted until 19 November next month and is ready to accommodate a new owner. You will be refreshed by the amount of natural light pouring into this unit and the large gated patio leading directly out to pool. The floor plan allows flexibility in arrangement of preferred furnishings and the practical layout maximises available space. The Chancellor Executive, constructed in 2007, is a popular building located directly next to the main shopping district in Varsity Lakes, all conveniences are at your fingertips and it is just a short walk to the renowned Bond University. The complex features an outdoor pool and barbecue entertaining area. Please see below for a summary of details:

PROPERTY FEATURES:- Master bedroom with walkthrough robe and ensuite- Open plan living and dining which flows through to the spacious patio- Quality kitchen with dishwasher, oven and rangehood- Stone benchtops and surfaces- Reverse-cycle air conditioning

COMPLEX FEATURES:- Onsite manager to attend to your enquiries- Open pool and barbecue outdoor entertaining facilities- Secure parking space in the basement- Pet friendly subject to Body Corporate approval

LOCATION BENEFITS:- Short walk to Varsity Lakes CBD - Short drive to Robina Town Centre shopping district, Bond University, Burleigh beach, sports stadium, hospital, Robina station and the motorway

FINANCIALS:- Current rental income is \$500 weekly- Council rates approx. \$1,206 half yearly- Water rates approx. \$636 quarterly- Body corporate fees approx. \$125 weekly- Please enquire with the agent for rental appraisal

Please contact Herbert Frey with any questions you may have, responsiveness is our number one priority and we hope to assist you soon.

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.