

**34/255 Varsity Parade, Varsity Lakes, Qld 4227**



**Sold Apartment**

Friday, 8 September 2023

34/255 Varsity Parade, Varsity Lakes, Qld 4227

**Bedrooms: 2**

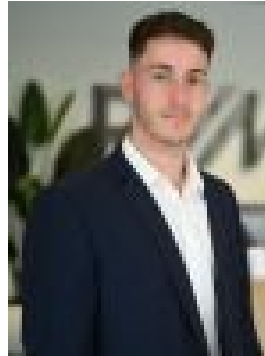
**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$727,000**

If you are looking for a low maintenance lock up and go lifestyle, this apartment in "The Cape" in Varsity Lakes is ideal for you. Situated on the third floor with expansive Easterly water views. This bright and sunny apartment consists of 2 large bedrooms which overlook the wide water of Lake Orr. Open plan living space, granite benchtops, stainless steel appliances, air-conditioning and a large balcony with spectacular water and skyline views are all part of the package. There is also 2 car accommodation and a secure storage cage. The complex has a beautiful pool and entertaining area, as well as a gymnasium. Master bedroom with large en-suite and walk-in robe. Second bedroom with BIR and its own bathroom. Two bathrooms in total. Large gourmet kitchen with island bench. Stone bench tops and stainless steel appliances. Secure underground parking for 2 vehicles. Separate laundry. Lift access from basement and ground level. Air conditioning. Large balcony with Easterly views over wide water. 2 individual car spaces (Not tandem). Includes use of gym, pool and barbecue area. Currently tenanted until 20th December, 2023. Body corporate approximately \$123.25 per week. Council & water rates approximately \$3,200.00 combined per year. Rental appraisal approximately \$700.00 per week. Location is right behind Bond University. Investors, young professionals, retirees would all be well suited to this style of living. Walking distance to Bond University and Varsity Lakes CBD. Restaurants, Medical Centre and the supermarket are all a short stroll away. If you are looking to live and work in Varsity Lakes there is no need for a car.

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