

**4/259 Christine Avenue, Varsity Lakes, Qld 4227**



**Townhouse For Sale**

Friday, 26 January 2024

4/259 Christine Avenue, Varsity Lakes, Qld 4227

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Offers over \$670,000

\*\*\* Video Walk Through on Facebook - Varsity Lakes Property Group \*\*\* Positioned at 4/259 Christine Avenue, Varsity Lakes and proudly presented by Mitch Harrop, this residence boasts an ideal location. Situated amidst an intimate cluster of just eight residences, this property guarantees a serene ambience and enhanced privacy. Inside, the home epitomizes practicality and spaciousness. The thoughtfully designed floor plan maximizes every inch of living space, facilitating seamless indoor-outdoor flow and effortless functionality. Offering a commitment to low maintenance, this home allows you to dedicate more time to enjoying the coastal wonders that surround you. From the well-planned layout to the peaceful setting, every aspect of this residence is designed to leave a lasting impression! Boasting Home Features Include:

- \* Main tiled living and dining area is designed with an open-plan concept for a seamless flow
- \* Living area boasts ample natural light creating a warm and inviting feel
- \* Conveniently positioned kitchen with a view of the rear courtyard and overlooking the living area
- \* Smooth transition between indoor and outdoor living spaces
- \* Rear tiled courtyard with new undercover patio paired with grassed yard and low maintenance garden
- \* Back garden featuring homegrown delights including chilli, lemon and lime trees as well as herb and veggie patch with basil, oregano, cucumber, kale, capsicum and eggplant
- \* Guest powder room and full internal laundry located off the kitchen for convenience
- \* Upstairs features three spacious bedrooms, accompanied by the master two-way bathroom
- \* King sized master bedroom includes a walk-in robe, ceiling fan and access to the bathroom
- \* Two further spacious bedrooms with built in robes and ceiling fans
- \* Two way bathroom comes complete with walk in shower and bath
- \* Ample storage space, including under-stair storage for efficient organization
- \* Single lock-up garage with internal access for convenience and security

Council Rates: Approx. \$970 bi-annually  
Water Rates: Approx. \$350 per quarter  
Body Corporate: Approx. \$60 per week

Boasting Location Features Include:

- \* Only a short drive to the world-renowned golden sandy beaches of Burleigh Heads, Miami and Mermaid Beaches
- \* Highly desired school catchment within a close proximity for the school runs
- \* Local family and dog parks plus Lake Orr boardwalks are a stone's throw away
- \* Cafes, local shops & restaurants, bus stop, and Bond University just moments away
- \* Robina Town Centre, Robina Hospital and Varsity Train Station are all close by

For more information on this charming townhouse, 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.