

**4/31 North Shore Avenue, Varsity Lakes, Qld 4227**

**Sold Townhouse**

Tuesday, 15 August 2023

4/31 North Shore Avenue, Varsity Lakes, Qld 4227

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: Townhouse**



Maarten Gravendyk

**\$845,000**

Wow this place is a show stopper – Light and sunny, this 4 bedroom, 3 bedroom townhouse is perfect for those who are looking for low maintenance living in a convenient location. With potential for dual living or work from home located in a convenient location you will love the what is on offer! Top floor is the master bedroom, it is fit for royalty – a spacious parent retreat, with ensuite, air-conditioning, room for a lounge and TV. Middle floor – you will find the main living area, framed with vaulted ceilings natural light, air conditioning with stunning outlook. The kitchen is open plan to the main living space and veranda. Plus 2 great size bedrooms and a bathroom. Ground floor – formal entry plus single auto lock-up garage with internal access. There is also a 4th bedroom that backs into a private courtyard with its own bathroom and laundry which could be made into a kitchenette for dual living or work from home. Space for extended family, income or home office the choice is yours! Additional features:- 4 bedrooms, 3 bathrooms- Single auto garage- Dual living potential – income, extended family, work from home- Airconditioned- Solar panels- Views over North Shore Park- Natural light - Parent retreat with ensuite and air conditioning- Small complex of just 7 townhouses- Body corp is approx. \$70 week- Sinking fund is \$30,000- Rates \$2250 year approx- Water is \$1800 year approx Location: Varsity Lakes was created with a master plan where there are plenty of safe walking tracks and bike ways for kids to get to school and people to get around and enjoy the natural beauty on offer. Plenty of shopping, dining options nearby you can see why Varsity is so popular with so many buyers.- 650m to Varsity College Junior Campus (Prep-Grade 6) - via foot path over lake- 450m to Varsity College Senior Campus (Grade 7-12) and Varsity CBD business district - Bike paths and walking tracks throughout the master plan of Varsity Lakes – ideal for exercise and kids- 1km to Bond University Dining & Shopping:- 500m to Varsity Village CBD, dining and shopping- 550m walk to Aldi + more cafes- 2km to Robina Town Centre- 2km to Varsity Train Station If you are looking for a spacious family home in a convenient location without the maintenance, then make sure you make the time to inspect. Call Now!-----\*Disclaimer\*The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.