

402/29-49 VARSITY PARADE, Varsity Lakes, Qld 4227



Apartment For Sale

Friday, 19 April 2024

402/29-49 VARSITY PARADE, Varsity Lakes, Qld 4227

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 99 m2

Type: Apartment



Amy Qin
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Contact Agent

Spacious apartment within Edgewater Residences complex on the north side of Lake Orr. The apartment is walking distance to the Lake Orr walking track, numerous parks, public transport, Aldi shopping centre the Varsity Lakes sport house and boat shed and the popular Varsity College Primary and Secondary campus which is Australia's second largest school. Within a longer walk, or a short drive is Bond University, Market Square, Robina Town Center and Varsity Lakes railway station. The largest backyard within the complex, ideal for residents with a pet. The current resident has done some landscaping to make the backyard a pleasant place to relax and enjoy the greenery. The facilities within Edgewater Residences are exceptional, with beautiful gardens, a large Gym, BBQ area, 20 metre lap pool, and table tennis games room. Fiber to the home broadband internet is also available via Open networks retailers with speeds up to 200mb/s download available. There is high demand in this area for rentals, which is why the property is suited to an investor. But don't let that stop you from inquiring if you are looking for a comfortable apartment to live in yourself. If you are an investor, please contact the on site managers for a current rental appraisal. Relevant figures:- Body Corporate levies around \$95 per week on average with levies issued three times per year.- Council rates every 6 months, approximately \$2,000 per year- Current Lease is until 02/06/2024, and new rent will be around \$750 per week. You can contact the on-site managers at Edgewater Residences Shaun and Amy if you are interested in viewing the apartment. Please note, when attending open home inspections at Edgewater, dial 99 bell at the main gate intercom and meet at the onsite office next to the pool area. Visitor parking is available within the complex.