

40709/2 Main Street, Varsity Lakes, Qld 4227



Apartment For Sale

Friday, 7 June 2024

40709/2 Main Street, Varsity Lakes, Qld 4227

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 89 m2

Type: Apartment



Jarryd Fisher
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Contact Agent

Nestled on the 7th floor in the West Tower with views of Lake Orr lies a hidden gem. Welcome home. Apartment 40709/2 Main Street, Varsity Lakes offers both investors and owner occupiers an opportunity to be apart of a thriving community just a stone throw away from every amenity / facility a person could want. A testament to meticulous craftsmanship showcasing impressive attention to every detail while ensuring practicality remains at the forefront. An extraordinary 'sky home' that harmoniously blends elegant design for true comfort. The open-plan living and dining areas seamlessly blend, leading to a spacious outdoor balcony, offering breathtaking views of Lake Orr. This property would be perfect for either the following buyers:- For those astute Investors seeking a tenant in place already - the current lease expiring 18/06/2025 @ \$750pw. Or- Perhaps those Owner Occupiers who are not ready to move in straight away. Why not - buy now, live in later while the tenant pays the rent. This apartment features the following: * Two spacious bedrooms with built in mirrored sliding robes and ceiling fans. * Main bedroom with ensuite bathroom & air conditioning. * Spacious second bathroom. * Open plan kitchen & dining area with timber flooring. * Quality stainless steel appliances including electric cooktop, oven and dishwasher. * Plush carpets to bedrooms. * Basement allocated car space. * Inbuilt laundry. * Covered balcony with views of Lake Orr. * Current rent: \$750 per week. Onsite Facilities & Amenities: * Impressive resort style facilities and equipment * Onsite cafe * Community pool and sun lounge area * Community BBQ areas and Residents Lounge and Game Room * Fully equipped gymnasium for residents to use * Pet friendly complex with an off leash secured dog run area. * Low body corp fees of approximately \$82 per week. Cienna Varsity Ridge: * 3.9km to Robina Town Centre * 14km to Surfers Paradise * 10km to Broadbeach * Walking distance to Bond University, Business District and Day Hospital * Walking distance to local shops, cafes and restaurants * Strong capital growth with strong rental returns To ensure that you do not miss out on this opportunity, register your interest today or call Jarryd on 0421 244 777 to arrange an inspection. **Please note that while all due care is taken by RE/MAX Aspire to ensure that the information contained on any website, portal or marketing material is accurate, we accept no responsibility or liability in respect to any inaccuracies, errors or omissions. Prospecting purchasers should do their own independent research and enquiries to verify all information about the property**.