

**45/302 Christine Avenue, Varsity Lakes, Qld 4227**



**Sold Townhouse**

Friday, 20 October 2023

45/302 Christine Avenue, Varsity Lakes, Qld 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Matt Hill

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**\$716,000**

This low-maintenance townhouse is conveniently situated near a diverse array of dining, entertainment, schools and shopping centres. With a north east aspect, it is nestled within a secure gated estate, offering a tranquil setting with open-plan interiors and a private, fenced courtyard at the rear. Features include:

- North east facing backyard
- Open plan lounge and dining area leading out to a rear, fenced courtyard
- Well-equipped modern kitchen with stainless steel appliances
- 3 bedrooms with built-ins, 2.5 bathrooms
- Master bedroom with ensuite, walk-in robe and private balcony
- Tiled open plan lounge and dining areas
- Separate powder room downstairs
- Split system air conditioning, ceiling fans
- Lock up garage plus extra car space/courtyard
- Walking distance to schools, cafes and a local supermarket
- Secure gated community with onsite manager and ample visitor parking
- Crystal clear inground pool + spa and BBQ facilities
- Currently leased for \$600pw until 18/01/2024
- Body Corp approx \$111 per week + special levy \$11 per week approx
- Rates - \$2,400pa approx
- Water - \$1,800pa approx
- Pet friendly upon application
- Walk to Varsity College, transport, only minutes to major shopping and restaurant precincts, and beaches

For more information or to arrange a private viewing, phone Matt Hill 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 vendors, purchasers & tenants should make their own enquiries to verify the information contained herein.