

48/251 Varsity Parade, Varsity Lakes, Qld 4227



Apartment For Sale

Tuesday, 20 February 2024

48/251 Varsity Parade, Varsity Lakes, Qld 4227

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Jon Paul

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Auction

Immerse yourself into what could be one of the best two storey sub penthouse in The Reserve. This is more than just an apartment, its home to be proud of and the owners have taken great care to reimagine this place to now become yours to own. Arguably one of the best apartments in the complex, apartment forty eight has been meticulously renovated and nothing has been left to chance. All bedrooms, bathrooms and the kitchen have undergone a refresh with all new wall and floor coverings throughout. As soon as you step inside you will firstly be greeted with spectacular views and secondly will notice the attention to detail here. From the "waterfall" stone kitchen tops, through to the crisp white shaker cabinets featuring in the gourmet kitchen, little expense has been spared. The bathrooms also look incredible and the modern marble feature tile is classy and timeless, the wall mounted vanities are modern & offer excellent storage in and underneath them. The upstairs expanded mezzanine offers those an additional office space, study or a place to soak up the views. Let's not forget the breathtaking views, perched over Lake Orr the large floor to ceiling bay windows capture plenty of light and project this throughout the home. From the outside deck you will be amazed with the amount of wildlife that meanders in and below these crystal waters so be prepared to see schools of stingrays and black swans that call Lake Orr home. Walking distance to Bond University, CBD hotel, Blackboard Cafe and Varsity College this location is ideal for couples, retirees, investors yet big enough for families. The facilities include a resort pool, heated spa, steam room and plunge pool, two gyms (scrap the membership), on-site management, after hours security checks, securely gated complex and intercom. Spectacular Views • 232 square meters approximately (179 sqm internal + 53 sqm external) • 4 Bedrooms (3 up 2 down) • 2.5 Bathrooms 2 up, powder room down) • 2 Car Parking • Ducted Airconditioning upstairs, split system downstairs. • Storage Cage on title • Walk to everything Varsity Lakes has to offer and come a see why the friendly locals love to call this place home. • World class schools just a few minutes walk • Cafes, Restaurants, Post Office, Bottle Shop are all within a 5 minute walk. • Beach is just a short 15min drive • Views over Lake Orr and Tropical Pool from Dining Room • Communal Kitchen, Freeform Tropical pool, two gymnasiums, spa, sauna and plunge pool • Experienced Onsite Management Team Income • Currently Leased for \$1000 per week (till March 2024) projected future rent \$1250 per week Outgoings • Body Corp \$185 per week approximately • Council Rates \$2400 Annually approximately • Water \$450 quarterly approximately All offers can be made prior and taken seriously. Now is your best time to buy this Premium penthouse so call Jon Paul on 0417 438 918 to to secure your viewing.