

**5 Andorra Place, Varsity Lakes, Qld 4227**



**Sold House**

Friday, 18 August 2023

5 Andorra Place, Varsity Lakes, Qld 4227

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: House**

**\$1,070,000**

I have the pleasure of selling this home again and just like the first time I saw it, the home is still as striking as ever. With the elegance of an English style manor and in arguably the best and most underrated locations in the Gold Coast, this low maintenance home is by far one of the prettiest in the area and being a 2-storey home, the 350m<sup>2</sup> block feels incredibly ample. You are a 65-metre walk to the lake walk which wraps around for approximately 10 kilometres and is dotted with parks and picnic areas, which is perfect for families, younger and older. I genuinely love this area and consider myself so lucky to live here. Burleigh beach is just 8 minutes down the road, as well as much much closer to Robina Town Centre, the M1 Motorway, Varsity Train Station, shops, bars, restaurants and cafes. Feeling is believing and the best way to get the vibe, is to come to one of our opens or a private inspection. Feel free to reach out anytime.

**HIGHLIGHTS:**

- Solid Brick Double Storey home
- 4 Bedrooms/2.5 Bathrooms/Double lock up garage + 2 car spots on the driveway
- Air conditioning
- A very short walk to Lake Orr, parklands and picnic areas
- Community oriented neighbourhood
- Very close to Varsity Primary and Senior Schools
- Outdoor covered entertaining area + a nice backyard, perfect for backyard cricket
- 2 separate living areas + study nook
- Well maintained
- 350m<sup>2</sup> low maintenance block
- Freshly painted
- Storage
- Separate laundry
- Very close to Hospital, Robina Town Centre Shopping Centre, Private and public schools, as well as the M1 motorway and beaches

**POTENTIAL INCOME:**

- Rental potential: \$850 - \$900 per week (approx.)
- Airbnb/Stayz: \$250 - \$650 per night (entire home)

**OUTGOINGS:**

- Council - \$2080 per year approx
- Water - \$1600 per year approx

**SCHOOL CATCHMENT ZONE:**

- Varsity College Primary and Senior Schools
- Somerset College
- Emmanuel College
- Kings Christian College
- Hillcrest Christian College
- Bond University

**DISTANCES:**

- Bus Stop - 750 m
- Local Shopping Centre - 1.7 km
- Major Shopping Centre - 5.4 km
- Primary School - 1.5 km
- High School - 3 km
- Parkland - 65 m
- Highway - 900 m
- Train Station - 1.1 km
- Beach - 6.7 km
- Hospital - 5.3 km