

**504/190 Varsity Parade, Varsity Lakes, Qld 4227**



**Apartment For Sale**

Thursday, 6 June 2024

504/190 Varsity Parade, Varsity Lakes, Qld 4227

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Mitch Harrop  
0448281114



Joe Walker  
0432111975

## Offers over \$639,000

\*\*\* Video Walk Through on Facebook - Varsity Lakes Property Group \*\*\* For those who appreciate both practicality and elegance, this property at 504/190 Varsity Parade, Varsity Lakes, proudly presented by Mitch Harrop, is an excellent opportunity. You'll be enchanted by the perfect blend of convenience, luxury, and comfort it offers, making it an ideal living space. Step into an open-plan sanctuary featuring contemporary elements like exposed brick and concrete designs, creating a chic industrial ambiance. The living spaces seamlessly extend to a hidden balcony, offering stunning skyline views towards the hinterland. This versatile area is ideal for tranquil relaxation or lively entertainment, providing an array of choices. Located within the "Brooklyn" complex, a world of opportunities awaits. Whether you seek a peaceful retreat for work or study or wish to engage in a dynamic social scene, this property caters to your diverse desires. Welcome to a living experience where every corner has a story, and every detail invites you to embrace the extraordinary.

**Boasting Home Features Include:**

- \* Owner occupied, move in ready!
- \* Open plan living area with floorboards extending to an oversized private balcony
- \* Elevated position with gorgeous views of the hinterland
- \* Polished floorboards in living areas complemented by carpeted bedrooms
- \* Modern kitchen with sleek stone benchtops and high-end stainless-steel appliances
- \* Spacious master bedroom featuring a walk-through robe leading to a designer-styled ensuite
- \* Second bedroom includes a convenient study nook, ideal for working from home as well as access to the balcony
- \* Air conditioning throughout the apartment ensures year-round comfort
- \* Unique industrial feel with exposed brick and concrete accents in the living areas
- \* Luxurious atmosphere enhanced by modern fittings and fixtures throughout
- \* Separate laundry area adds extra convenience to your living experience

**Council Rates:** Approx. \$970 bi-annually  
**Water Rates:** Approx. \$400 per quarter  
**Body Corporate:** Approx. \$85 per week  
**Rental Appraisal:** \$680 to \$700 per week

**"Brooklyn@Varsity" Boasting Features Include:**

- \* Secure complex with on-site management
- \* Rooftop terrace offering views from the Hinterlands to Burleigh Heads skyline
- \* Two BBQ areas with fully furnished dining areas and a large spa bath to enjoy
- \* Ground floor Zen courtyard with co-working office spaces
- \* Brooklyn Wine & Tapas Bar
- \* Oscar Italian Restaurant

**Boasting Location Features Include:**

- \* Varsity Lakes CBD and all amenities are just moments away
- \* Kilometres of boardwalks at your doorstep
- \* Bond University and Varsity College are within walking distance
- \* Varsity College school catchment zone for both Primary & Secondary Campus
- \* Close to Robina Town Centre, Robina Hospital and Varsity Lakes Train Station
- \* Just a short drive to the beautiful golden sandy beaches of Burleigh Heads and Miami

This property is excellent if you want a low maintenance lock up and leave lifestyle or a fantastic investment opportunity. For more information, contact your local agent Mitch Harrop 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 purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.