

**6/76 Bayswater Avenue, Varsity Lakes, Qld 4227**



**Townhouse For Sale**

Saturday, 11 May 2024

6/76 Bayswater Avenue, Varsity Lakes, Qld 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Brett Klerck  
0412285540

## Offers Over \$849,000

Are you looking for a fantastic buying opportunity with the scope to immediately add value by implementing a few cosmetic enhancements. Paint me, carpet me and brighten me up and make me your beautiful family abode or your future investment property whilst watching your dollars grow with minimal financial input... revitalise and capitalise. From the moment you step inside you will be excited with the abundance of open living space on offer, reminiscent of house size proportions. This area is further enhanced as it opens out to an oversized entertaining terrace with surrounding courtyard, overlooking a picturesque nature reserve. The modern fully functional format kitchen dressed in stone bench tops adds further appeal whilst creating the perfect environment for social interaction. Upstairs features a huge master suite with beautiful leafy outlook. Queen sized 2nd and 3rd bedrooms plus an additional sitting room/home office provides plenty of living zones for all. Set in a boutique complex of only 14 townhouses with surrounding lakes, wetland walking trails and parks. This property is ideal for those looking for a special home with a low maintenance lifestyle and/or a brilliant investment opportunity. Currently returning \$780 per week with the scope for increased rental returns up to \$850 per week. Property Features:- Three oversized bedrooms- Modern main bathroom with bath and shower + private ensuite + separate powder room- Spacious open plan living + additional lounge/office zone upstairs- Air conditioned + ceiling fans throughout- Double automatic garage with internal access + additional third space in front- Separate built-in laundry with additional storage space- Huge fully covered outdoor terrace overlooking leafy reserve- Side access to low maintenance yard for ease and convenience- Boutique block of 14 townhouses, pet friendly complex- Body corporate approx. \$85 per week- Council rates approx. \$970 per 6 months- Council water rates approx. \$300 per 3 months- Expected rental return approx. \$800 - \$850 per week- Currently tenanted at \$780 per week with potential for increased returns Convenience is key with this home's prime location near schools and local shopping centers. You can easily walk to Varsity College primary school and Aldi. Accessing the M1 motorway, public transport, and Varsity Train Station is effortless. Within a short drive, enjoy the beaches of Burleigh Heads and Miami, as well as easy reach to Robina Hospital, Stadium, and Town Centre. This property is not your standard townhouse as demonstrated by its house size proportions and individual design concept. Therefore, if you are looking for a unique buying opportunity in a highly sought after location, we would encourage you to act with a sense of urgency in order to avoid disappointment. Phone Now! 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.