

# 7 Saint Paul Crescent, Varsity Lakes, Qld 4227

## House For Sale

Saturday, 27 January 2024



7 Saint Paul Crescent, Varsity Lakes, Qld 4227

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 504 m2

Type: House



Mitch Harrop  
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Joe Walker  
0432111975

## Offers Over \$1,549,000

\*\*\* Video Walk Through on Facebook - Varsity Lakes Property Group \*\*\* Nestled on the enchanting Azzurra Island, Mitch Harrop proudly presents 7 Saint Paul Crescent, Varsity Lakes. This exquisite residence stands as an unparalleled masterpiece, boasting unrivalled grandeur and excitement. From the moment you set eyes on it, the sheer magnificence of this home is apparent, a testament to architectural brilliance. Upon entering through the double front doors, the foyer unfolds with a parquet floor, providing a commanding view of the entire home. The living areas are adorned with 60x60 porcelain tiles, seamlessly guiding you through two expansive living spaces that open onto a covered patio overlooking your solar-heated pristine pool. Ascending upstairs, prepare to be captivated by soaring high ceilings and signature windows, inviting the natural light to gracefully dance within, unveiling breathtaking skyline views that define the epitome of opulence. In this architectural marvel, every detail has been meticulously crafted to create an atmosphere of rare grandeur. The marriage of design and functionality elevates this residence to the status of a true gem on Azzurra Island, setting a standard that goes far beyond the ordinary. Strategically situated in proximity to kilometres of picturesque waterfront boardwalks, esteemed educational institutions such as Bond University and elite schools, it enjoys the added advantage of being in the catchment for the renowned Varsity College. Boasting Home Features Include: \* 307sqm of luxury living space on a generous 504sqm block, this residence exudes grandeur with an awe-inspiring street presence\* A triumph of architectural design, the grand front entrance offers a breathtaking panorama of the entire home\* The formal dining area seamlessly merges with the main living space, enhanced by a captivating feature partition\* Gourmet spacious kitchen boasting a Caesar stone benchtop, lux stainless steel appliances, and plumbed water for the fridge\* The kitchen overlooks the second living area enjoying air conditioning and a ceiling fan for added comfort\* Both living spaces effortlessly connect to the outdoor living area \* Spacious undercover alfresco retreat complete with a ceiling fan for year round comfort\* Solar-heated 9m sparkling pool, with glass fencing and attended by a diligent cleaning robot\* Meticulously maintained yard providing an ideal play area for children\* Garden care is effortless, thanks to the automated sprinkler system, ensuring a pristine landscape\* Downstairs hosts an oversized fourth bedroom/home office, complete with air conditioning, mirrored wardrobe, and tinted windows paired with a full bathroom\* Upstairs beckons with its charming allure featuring high ceilings and statement windows bathing this area in ample natural light \* Versatile retreat/study with magnificent skyline views \* King sized master suite featuring a private balcony with hinterland and skyline views, a spa bath with scenic vistas, his and her walk-in robe, and air conditioning\* Spacious second bedroom, graced with walk-in robe, air conditioning and a Juliet balcony overlooking the enticing pool\* An additional third bedroom boasts a vast mirrored wardrobe and a comforting ceiling fan\* Modern main bathroom, with a separate bath and shower, elevates the level of luxury\* Includes a double lock-up garage with convenient internal and garden access plus additional off street parking\* Security is paramount, with deadlocks on doors, window screens, and a comprehensive electronic security system safeguarding this extraordinary abode Council Rates: Approx. \$1,300 bi-annually Water Rates: Approx. \$500 per quarter Boasting Location Features Include:\* Located in one of the most prestigious neighbourhoods on Azzurra Island\* Within walking distance to Lake Orr boardwalks, local parks, Varsity College and local amenities \* The beautiful beaches of Burleigh Heads and Miami are just a short drive away\* This gorgeous home is within close proximity to public transport and offers easy access to the M1 and Varsity Train Station\* Robina Hospital, Robina Stadium and Robina Town Centre are also just 5 minutes down the road too Contact your local agent Mitch Harrop for more information on this fantastic home 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.