

**70/302 Christine Avenue, Varsity Lakes, Qld 4227**



**Sold Townhouse**

Friday, 25 August 2023

70/302 Christine Avenue, Varsity Lakes, Qld 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Joe Walker

0432111975

**\$730,000**

Modern Three Bedroom Townhouse next to Varsity College!!\*\*\* Video Walk Through on Facebook - Varsity Lakes Property Group \*\*\*Embrace a worry-free lifestyle at 70/302 Christine Avenue, Varsity Lakes, proudly presented by Mitch Harrop. Set within the highly coveted "Lakeside on Varsity" complex, this exquisite townhouse stands as a testament to convenience, nestled adjacent to Varsity College Primary and mere steps away from the tranquil allure of Lake Orr. Step into a home where practicality meets spacious elegance. The meticulously crafted floor plan maximizes every corner of the living space, effortlessly merging indoor and outdoor areas to create a harmonious flow of functionality. With the added benefit of minimal upkeep, you'll have more precious moments to immerse yourself in the coastal delights that await. From its functional layout to its serene surroundings, every facet of this residence is bound to leave an indelible impression!

**Boasting Home Features Include:** Expansive floorplan designed to invite abundant natural light throughout the year. Privately enclosed backyard, fully fenced, with convenient street access to Varsity College. Open-plan lounge and dining area, adorned with tiled flooring, seamlessly extending to a covered outdoor entertainment space. Recently updated modern kitchen, with new benchtop, pendants and ample storage. Master bedroom, featuring an oversized layout, complete with a private balcony, ensuite, triple built-in wardrobe, and air conditioning. Two additional generously sized bedrooms, each featuring built-in wardrobes and ceiling fans. Convenient guest powder room and complete internal laundry facilities located on the lower level. Secure lock-up garage complemented by additional side-by-side parking for added convenience. Pool, spa and 2 BBQ areas in the security gated complex. Extra visitor parking within the complex.

**Council Rates:** Approx. \$970 bi-annually. **Water Rates:** Approx. \$400 per quarter. **Body Corporate:** Approx. \$110 per week + \$11 per week for special levy. Lakeside on Varsity is one of the most sought-after complexes in Varsity Lakes, with its fantastic position across from Lake Orr with schools, shops and everything else at your doorstep. The complex is security gated with onsite managers, pristine pool and large grassed area for the kids to play and plenty of visitor parking, making entertaining family and friends a breeze. Ideally located with only a short stroll to the Varsity schools, Bond University and Lake Orr and a short drive to Robina Town Centre, Varsity train station and Burleigh beaches, this position couldn't be any better. Contact your local agent Mitch Harrop today for more information!

**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.