

**9/302 Christine Avenue, Varsity Lakes, Qld 4227**



**Townhouse For Sale**

Friday, 3 November 2023

9/302 Christine Avenue, Varsity Lakes, Qld 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 160 m2**

**Type: Townhouse**



Karyn ODea  
0435312905

**\$775,000+**

It is Team Karyn O'Dea's absolute pleasure to introduce 9/302 Christine Avenue, Varsity Lakes. This large 2 storey modern townhouse in a very popular location, is the perfect home or investment property and will not last...• Fantastic location• Central extra-large kitchen with stainless steel appliances complete with dishwasher• Separate dining and spacious living area• 2 stylish bathrooms upstairs plus a powder room downstairs• Master bedroom complete with ensuite, balcony & water views• 2 further queen size bedrooms with built in robes• Security screens, intercom complete with security gate• Separate laundry• Fully fenced grassy courtyard with an awning overlooking Lake Orr• 2 car accommodation, single lock up garage plus extra secured car space• Sparkling in ground pool with a BBQ area, simply relax and enjoy• This townhouse has front or rear access for your guests and front driveway parking too• Council rates per year approx.: \$1,834• Water rates (excluding usage) per year approx.: \$939• Rental return appraised at \$750 - \$770 per week• Body corporate is approximately \$120 per week, including building insurance• Across the road is Varsity Lakes Sports House• School catchment area: Varsity College• Local independent schools: Arcadia College, King's Christian College, Marymount Primary and College, Hillcrest Christian College, Somerset College• Central location close to all Gold Coast amenities and popular sites. Walking distance to Varsity College primary campus, Aldi and a popular cafe. A very short drive to Robina which includes a Medical, private and public hospital, train station and Robina Town Centre. Of course you can't forget the Glades Golf Course and glistening Gold Coast beaches all a short drive away. For more information please call Karyn O'Dea on 0402 005 706.