

1106/397 Christine Avenue, Varsity Lakes, Qld 4227



Apartment For Sale

Thursday, 11 July 2024

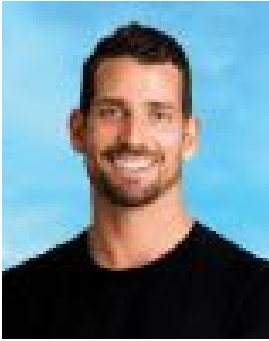
1106/397 Christine Avenue, Varsity Lakes, Qld 4227

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Mitch Harrop
0448281114



Joe Walker
0432111975

Offers over \$799,000

Located within the tranquil boardwalks surrounding Lake Orr stands 1106/397 Christine Avenue, Varsity Lakes, presented by Mitch Harrop. Featuring one of the largest floorplans in the complex, spanning an impressive 119 square meters, this magnificent residence offers a luxurious lifestyle. Upon stepping inside, you'll immediately feel embraced by a warm and spacious atmosphere. The open-plan living and dining areas seamlessly connect to a generously sized outdoor balcony, offering stunning, uninterrupted views of Lake Orr that will never be obstructed. Crafted with a keen focus on modern living, this residence embodies luxury and functionality. Featuring contemporary amenities and easy access to conveniences, it offers a unique chance to turn this exceptional apartment into your dream home or leverage its investment potential.

Key Features of the Home Include:

- * Constructed in 2017, requiring no renovations, ready for immediate occupancy
- * Tiled open-plan living and dining area seamlessly connecting to a spacious covered balcony
- * Large east-facing balcony offering uninterrupted, scenic views of Lake Orr
- * Enjoy consistent elevated breezes for year-round comfort
- * Gourmet kitchen with luxurious stone benchtops, high-end Miele appliances, and a personal wine fridge
- * Two generously sized bedrooms, each with contemporary, luxurious bathrooms
- * Master bedroom features a spacious four-door wardrobe, ensuite, and abundant natural light
- * Separate study nook ideal for remote work or studying
- * Ample cupboard and storage space, including a separate laundry for added convenience
- * Ducted air-conditioning with zoned climate control
- * Secure basement parking and additional visitor spots available
- * Key entry and intercom system for building access
- * Pet-friendly with approval from the Body Corporate

Council Rates: Approx. \$1,200 bi-annually
Water Rates: Approx. \$360 per quarter
Body Corporate: Approx. \$90 per week

Boasting Location Features Include:

- * Over 5km of Lakeside, boardwalks provide endless hours to exercise and enjoy nature
- * Walking distance to Bond University, Varsity Schools, Aldi Supermarket, Café and Bus Stop
- * Varsity Primary School & Varsity Secondary College school catchment
- * 10 minutes drive to Gold Coast's golden sandy beaches

"South Lakes at Varsity" offers impressive resort-style facilities, including a resort size pristine swimming pool, BBQ and entertaining area, spa, sauna, well-equipped weights and cardio gymnasiums, golf simulator, theatre, plus an additional resident's lounge, all set amongst beautifully landscaped gardens on the edge of Lake Orr. 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.

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