

**341/33 Lakefront Cres, Varsity Lakes, QLD, 4227**



**Apartment For Sale**

Wednesday, 14 August 2024

341/33 Lakefront Cres, Varsity Lakes, QLD, 4227

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Mitch Harrop  
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## Modern Two Bedroom Waterfront Apartment!

Discover a rare gem at 341/33 Lakefront Crescent, Varsity Lakes, proudly presented by Mitch Harrop. This stunning modern apartment offers an unparalleled blend of comfort and convenience, perfectly nestled in the vibrant heart of Varsity Lakes within the prestigious "Aura Apartments."

Step inside to experience a seamless integration of indoor and outdoor living, where sliding doors open to create a light-filled, expansive space. Perched on the fourth floor, this apartment captures refreshing breezes and offers breathtaking, unobstructed panoramic views of Lake Orr and the iconic Burleigh Headland.

Elegance meets functionality in every corner of this beautifully designed apartment. With top-tier amenities and a prime location, this residence is the epitome of luxury living—ready to become your dream home.

Boasting Home Features Include:

- \* Positioned on the fourth floor, offering uninterrupted, picturesque views of Lake Orr
- \* Open-plan living space with stunning floorboards and abundant natural light
- \* Living area seamlessly flows onto an oversized balcony, perfect for entertaining
- \* Gourmet kitchen featuring sleek stainless steel appliances
- \* Spacious master bedroom with a mirrored built-in robe, ensuite, and captivating Lake Orr views
- \* Versatile second bedroom, ideal as a home office
- \* Separate built-in laundry equipped with a dryer and ample storage/linen space
- \* Ducted reverse cycle air conditioning for year-round comfort
- \* Secure underground parking for one car, plus a storage cage

Council Rates: Approx. \$1,350 bi-annually

Water Rates: Approx. \$340 per quarter

Rental Appraisal: \$800 to \$850 per week

Boasting Location Features Include:

- \* Just 50m to km's of picturesque waterfront boardwalks around Lake Orr
- \* Varsity College catchment & short walk to primary and secondary schools
- \* Bond University just a hop, skip and jump away
- \* Cafe, restaurants and amenities at your doorstep
- \* Short drive to Robina Town Centre and Robina Hospital
- \* Gold Coast's renowned golden sandy beaches are just down the road
- \* Gold Coast Airport a small car journey down the easily accessible M1

"Aura" Resort Facilities include: Two stunning lap pools, a spa, a sauna, BBQ entertaining areas, rooftop terrace and a gymnasium.

This home is an absolute must-see and an opportunity that does not come by often. Situated in one of the best positions in Varsity Lakes with nothing to be done, we are certain you'll fall in love with this beautiful home!

Contact your local agent Mitch Harrop for more information 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.