

143 Varsity Parade, Varsity Lakes, Qld 4227



House For Sale

Friday, 5 July 2024

143 Varsity Parade, Varsity Lakes, Qld 4227

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 259 m2

Type: House



Jon Paul

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Auction

Introducing a versatile 4-bedroom property or office space that allows you to separate your work and home life seamlessly. Located on Varsity Parade, this dual living residence offers prime exposure and foot traffic, ideal for various businesses like digital marketing, medical practices, childcare, architecture, consulting, or beauty services. While designed for business use, this property also offers ample living space with modern amenities, including spacious living areas, contemporary bathrooms, and a courtyard for relaxation and entertainment with family and friends. Discover why Varsity Lakes is renowned for its quality of life and business opportunities, situated conveniently near Lake Orr's scenic walking paths and just a short drive from pristine beaches. Whether you choose to make it your primary residence, office, or both, the property provides flexibility to rent out separate spaces or accommodate mixed families and teenagers. Rental potential for the entire home/office is approximately \$1500 per week. Recent renovations have transformed this home, focusing on modernizing key areas while preserving its Victorian-era charm. Both main bathrooms now boast stylish new vanities, updated tiles, and fresh paint. The main kitchen and laundry have been completely revamped with contemporary features such as large soft-close drawers, a mirrored backsplash, and a new 900mm gas/electric oven. A convenient coffee and tea station adds functionality and can be neatly closed away when not in use. The interior design highlights include tasteful wainscoting decorative panels that enhance the Victorian theme and complement the high ceilings in the dining and lounge areas. Newly installed plush carpeting adds comfort underfoot and seamlessly blends with the updated decor and freshly painted walls throughout. For added convenience and security, all lower levels feature security screens, while retractable insect screens provide comfort off the main bedrooms upstairs. This location is ideal, centred to both Primary & Secondary Varsity Colleges both a short walk or ride too. There's a new Coles planned and your metres away from some of the Lakeside Walks. The Lake Orr boardwalk is undergoing a refresh so once complete it will offer over 2.6km of boardwalk and trails that meander the lakeside offering excellent fishing, boating and exercise experiences. Local Foods The CBD hotel, Blackboard Cafe, and Italian restaurants are just a few of the best places to eat. There's a post office, bottle shop, convenience store too and just recently announced a brand new Coles supermarket coming to Varsity Lakes. Exciting Business Opportunities Await, with its outstanding street exposure, this property is ideally suited for a variety of established businesses, ranging from fashion, beauty, and fitness to IT, medical services, and construction. Key features include: Main residence on Saint Clair Lane: • 2 large bedrooms with rear deck • Brand New Carpet • Freshly Painted throughout • 2 bathrooms • Brand New Galley style kitchen with gas cooking • Neff integrated dishwasher • Shaker style doors with matt finish 2 pack painted • Walk-in robe and mirrored wardrobes • Updated Downstairs laundry with separate toilet and courtyard • Total area of approximately 326 sqm • Dedicated work/office space of 65 sqm • Solar system with 6.5Kw capacity • Save Water! Underground Water Tank- Supplies water to gardens, toilets & laundry • Low maintenance with expected power bills of \$80+ per quarter • Secure parking for two vehicles, plus visitor and off-street options • Air conditioning throughout with split systems • Enhanced security features including CrimSafe doors and pin-coded deadbolt locks • Multiple courtyards and a deck for outdoor enjoyment • Rent Commercially the entire property for \$1500 per week approx • Front of House Studio at 143 Varsity Parade: 2 bedroom studio • 1 downstairs room and 1 upstairs loft bedroom (sleeps up to 4) • Timed Front Door Pin Coded Lock (ideal for guests or tenants) • Exclusive signage opportunities on Varsity Parade • Expected rental return from entire studio \$680 per week or option to Airbnb for \$240 per night • Private access from Varsity Parade or Saint Clair Lane • Open-plan layout suitable for a team of 8 to 10 staff, pilates studio, beauty or IT business venture • Studio has a kitchen with electric oven, cooktop and space for fridge • Dual zoning for commercial and residential use • Close proximity to Robina Town Center and Bond University • High-speed fiber internet available. Don't miss this rare opportunity to view this unique property. Contact us today for a private viewing or attend our scheduled open house times.