

# ID:21133438/190 Varsity Parade, Varsity Lakes, Qld 4227



## Unit For Sale

Friday, 24 May 2024

ID:21133438/190 Varsity Parade, Varsity Lakes, Qld 4227

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 69 m2

Type: Unit



Donna Chapman  
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## Offers over \$625,000

New York Style, 2-Bedroom, 2-Bathroom Apartment in Brooklyn @ Varsity. Built in 2017 | No Renovations Needed | 82sqm Brooklyn Apartments offers the best in luxurious living, combining modern aesthetics with practical design elements to create an inviting and sophisticated home. This unit is a rare find and presents a fantastic opportunity to enjoy the lifestyle you deserve. The complex itself is incredibly peaceful, offering a retreat from the hustle and bustle of city life while still being conveniently located.

**Modern New York Style:** Enjoy breath-taking vistas over Lake Orr from your private balcony, creating a serene and picturesque setting. The apartment features beautiful open-plan living areas with exposed bricks and concrete design ceilings, exuding a chic and contemporary vibe. The extra-large balcony offers versatile space that can be transformed into another room, ideal for entertaining or simply relaxing. This lovely unit provides a peaceful and conducive environment for working from home, combining comfort with functionality. This luxurious 2-bedroom, 2-bathroom apartment offers modern living at its finest. Freshly updated with brand new carpet. Located in the sought-after Brooklyn @ Varsity complex, this apartment boasts a spacious open-plan living area, master bedroom with walk-through robe to ensuite.

**Property Highlights:** 2 Bedrooms / 2 Bathrooms: Main bedroom with walk-in robe and ensuite. Open-Plan Living: Spacious kitchen, dining, and living area. Modern Kitchen: Stone benchtops, stainless steel appliances. New York Style: Exposed brick walls add character. Study Nook: Ideal for work-from-home. Air Conditioning: Ensures year-round comfort. Separate laundry with dryer. Balcony: Sunny outlook with views over Lake Orr. Undercover Car Park Space. Complex Features: Resident's lounge & boardroom available to all residents. Rooftop Terrace: Panoramic views of Lake Orr and Burleigh Heads skyline, two undercover BBQ areas with seating. Spa pool Sauna Two BBQ areas, with undercover seating. Ground Floor Courtyard: Central space Includes Oscars Italian restaurant Brooklyn wine & taps bar Hairdresser, and Cosmetic Lounge. Security: Key access building with intercom system. Location: 2 minutes from Bond University & Varsity College 5 minutes to public transport & café precinct Heart of the Gold Coast education precinct

**Financials:** Council Rates: Approx. \$1,200 bi-annually Water Rates: Approx. \$400 per quarter Body Corporate: Approx. \$90 per week Rental Appraisal: \$800 - \$850 per week Currently leased until March 2025 at \$700 per week, this unit is a fantastic opportunity for investors or owner/occupiers. Don't miss out on the chance to own this beautiful apartment in Brooklyn @ Varsity. (Listing ID: 21133438)