

**1/14 Gammon Drive, Varsity Lakes, Qld 4227**



**Townhouse For Sale**

Saturday, 29 June 2024

1/14 Gammon Drive, Varsity Lakes, Qld 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Auction

Explore the vast potential of this impressive 3-bedroom townhouse, boasting the largest backyard in the entire complex. Perfectly positioned with a north-facing aspect for warmth in winter and cool brightness in summer, this home offers limitless possibilities for outdoor enthusiasts.

**Property Details:**

- Type: 2-Storey Walk-up Townhouse- Just one of 11 townhouses
- Bedrooms: 3
- Bathrooms: 2.5
- Parking: Double garage with additional workshop/storage
- Yard: Fully fenced with access gate
- Climate Control: Ducted air-conditioning throughout
- Rental Potential: The last tenant this year paid \$770 per week
- Body Corporate: Approximately \$84 per week
- Bus Stop 150m approx.

**Key Features:**

- Living Space: Upstairs bedrooms ensure a private and quiet living area, complemented by a powder room and adjacent laundry.
- Outdoor Haven: Enormous backyard suitable for a sprawling vegetable patch, tropical oasis garden, or convenient storage for a camper, boat, or trailer.
- Garage: Double garage with a generous workshop area ideal for tinkering or a home-based business setup.
- Community Benefits: Direct access to a nearby nature reserve with pathways leading into Robina, popular among walkers and cyclists.
- Education and Lifestyle: Located in family-friendly Varsity Lakes, renowned for its exceptional schools like Varsity Lakes Colleges (Primary & Secondary) and proximity to Bond University.

**Shopping & Dining Experiences:** Just 5mins you will discover Robina Town Centre. Robina Town Centre is home to an array of international and home-grown brands spanning apparel, homewares, footwear, sporting goods, health and beauty, technology and more. With over 320 specialty stores, including David Jones, Myer, H&M, Big W, Target, Kmart, two Woolworths Supermarkets, Coles and the Coast's only Apple and Lego Certified stores, shoppers are spoiled for choice.

**Dining** is at the heart of Robina Town Centre, with three dedicated food destinations offering unique experiences suited to every taste and budget. Choose from over 15 casual eateries at the 900-seat, air-conditioned Food Atrium, perfect for a quick bite-to-eat or lunch on the go. The Promenade's laidback lakeside dining precinct features a stellar line-up of family-friendly restaurants and sporting bars that are the ideal venue choice for social gatherings and special celebrations. Or visit The Kitchens, a food lover's delight where globally-inspired cuisine takes on a local twist. From barista-made coffee, freshly-baked cinnamon buns and macarons, to hand-crafted dumplings, gyoza and crepes, delicatessen delights, creamy gelato and warming ramen, The Kitchens sets the benchmark for all-day dining.

**Varsity Lakes** Stroll along lakeside boardwalks and walking paths or throw in a line at Lake Orr and for a spot of fishing. Market Square is the retail hub of Varsity Lakes and is home to cute cafes, restaurants and take away options. Sample a local drop at Wildflower Gin distillery. Its central location makes Varsity Lakes an excellent home base for exploring the Gold Coast.

This is a rare opportunity not to be missed! Whether you're a growing family, outdoor enthusiast, looking to invest or shopaholic this townhouse offers it all. Act quickly as the interstate owner is motivated to sell before auction. Contact us today to arrange your inspection.