

**2/46 Bayswater Avenue, Varsity Lakes, QLD, 4227**



**Townhouse For Sale**

Saturday, 10 August 2024

2/46 Bayswater Avenue, Varsity Lakes, QLD, 4227

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Mitch Harrop  
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## Rare Modern 4 Bedroom Home in Sought After Location!

Introducing 2/46 Bayswater Avenue, Varsity Lakes, proudly presented by Mitch Harrop. This property is a must-see for anyone seeking a modern, comfortable home with 4 bedrooms, ideally situated within walking distance of scenic trails around Lake Orr.

This eye-catching, two-story townhouse boasts a contemporary design and an exceptional location in the heart of Varsity Lakes, offering easy access to everything you need. The spacious open-plan layout features stunning floorboards throughout the living areas, complemented by high ceilings that create a warm and welcoming atmosphere.

Recently refreshed with new flooring and a fresh coat of paint, this home is move-in ready, awaiting you to start enjoying your new lifestyle.

### Boasting Home Features:

- \* Enjoy the spaciousness of a house without the hefty price tag
- \* In a boutique set of only four
- \* Built in 2010, with no renovations needed
- \* Features soaring high ceilings throughout, creating an airy, open feel
- \* The open-plan lounge, living, and kitchen area is enhanced by beautiful new flooring
- \* Experience seamless indoor-outdoor living
- \* Upstairs balcony with stacking doors invites natural breezes into the home
- \* Modern kitchen with sleek appliances and plenty of storage
- \* Four generously sized bedrooms, all with built-in robes and ceiling fans, are split across two levels
- \* The master bedroom includes an ensuite, a triple mirrored robe, and a serene leafy outlook
- \* A downstairs bedroom suite features its own ensuite and access to the covered patio
- \* Enjoy low-maintenance living with no grass to mow
- \* Double lock-up remote garage plus additional off-street parking
- \* Low body corporate fees covering just shared insurance
- \* Recently refreshed with new paint, flooring, and carpet throughout

Council Rates: Approx. \$1,200 bi-annually

Water Rates: Approx. \$460 per quarter

Body Corporate: Approx. \$40 per week

Rental Appraisal: \$900 to \$950 per week

### Boasting Location Features Include:

- \* Located within walking distance of Varsity College and local shops, including Aldi
- \* The beautiful beaches of Burleigh Heads and Miami are just a short drive away
- \* This gorgeous home is within close proximity to public transport, access to M1 and Varsity Train Station
- \* Robina Hospital, Robina Stadium and Robina Town Centre are also just 5 minutes down the road.

Contact your local agent Mitch Harrop for more information on this fantastic home 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.