

**7/35-39 Azzurra Drive, Varsity Lakes, Qld 4227**



**Townhouse For Sale**

Wednesday, 10 July 2024

7/35-39 Azzurra Drive, Varsity Lakes, Qld 4227

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Greg Corcoran  
0475046561



Charlie Wicken  
0755944424

## CONTACT AGENT

Ooooooh yeah?? We have an absolute beauty for you here. There are three levels to enjoy; with so much value, that King Charles would swap his crown for it. Let me explain: Downstairs there is the multi-purpose room that could be utilised as either a home office or another bedroom, with a powder room and balcony that overlook the water and the pool area. There is also a direct pathway to the pool and the walking track outside (which is 10 kilometres around the lake and flows through all parts of Varsity Lakes). The middle area is stunning. An open and modern kitchen is the centrepiece, with a large dining area (with its own balcony) and a sizeable living area (with another balcony overlooking the water). It's warm and really feels like home. Being an ex-chef myself, the layout for cooking is sensational for your mise en place, while enjoying a good glass of vino whilst cooking and entertaining your guests. Upstairs, there are three bedrooms, and my word, the master is a tasty morsel. Light, bright and with another balcony overlooking the water, it screams out for couples to spend more quiet time relaxing. Naturally, there is an ensuite and walk in wardrobe to the main bedroom and not too far away, two additional, generous bedrooms and the main bathroom. Additional features include ducted air conditioning, a large double garage, downlights, integrated smoke alarms, intercom system and an electric gate for additional security. There is also a huge pool in the middle of the complex, and last, but not least, pets are allowed. Living on Azzurra Island means you get the best of what Varsity has to offer. Firstly, walk just 80 metres and you can stroll along the water's edge until you reach Lake Orr. It's the best way to start your day. Secondly, you are minutes to Burleigh Beach, Robina Town Centre, Varsity Primary and Senior Schools, all the best private schools on the Gold Coast, the hinterland, the M1 motorway, Varsity Train Station and Robina Hospital. Amazing!!! Check for open times, or for more in-depth information please call me on 0475 045 561 asap.

**HIGHLIGHTS:** \*3 generous bedrooms/1 office or 4th bedroom downstairs + powder room/2 bathrooms/double garage \*Large open plan living, dining and kitchen opening to a large waterfront covered balcony with amazing hinterland views and lake Orr \*4 balconies in total (Office or 4th bedroom downstairs/Living area/Main bedroom/dining), 3 of which have water views \*Brilliant centrally located kitchen with European appliances and enormous Caesar-stone bench tops - great for entertaining and preparing for meals \*Zoned ducted air conditioning \*Alarm and intercom - safe and secure \*Electric gate for extra security \*Fully screened throughout \*Double lock up remote garage with internal access \*A sensational floor plan with room for all types of buyers - great for privacy \*Huge swimming pool with entertaining balcony overlooking water \*Small pets allowed \*Three storeys \*Integrated smoke alarms fitted \*Downlights \*Ceiling fans

**SCHOOL CATCHMENT ZONE:** Varsity College Primary and Senior Schools Somerset College Emmanuel College Kings Christian College Hillcrest Christian College Bond University

**DISTANCES:** Bus Stop - 800 m Local Shopping Centre - 1.1 km Major Shopping Centre - 5.4 km Primary School - 1.7 km High School - 3.2 km Parkland - 650 m Highway - 1.7 km Train Station - 1.4 km Beach - 9 km Hospital - 5.3 km

**Disclaimer:** In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Any photographs show only certain parts of the property as it appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only. Potential buyers should make their own inspections and enquiries and seek their own independent legal advice before signing a contract of sale, to satisfy themselves that all details relating to the property are correct.