

1403/397 Christine Avenue, Varsity Lakes, Qld 4227

Unit For Sale

Sunday, 23 June 2024

1403/397 Christine Avenue, Varsity Lakes, Qld 4227

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 210 m2

Type: Unit



Rochelle Lamers
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Ben Ada
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Expression of Interest, Closing July 13th, 5PM

INSPECTIONS ARE BY APPOINTMENT ONLY. Defined by sophistication, space and stunning views, this 4th-floor residence is as rare as it is remarkable. Nestled in "South Lakes at Varsity" and gazing upon mesmerising Lake Orr vistas, it is the only one of its kind within the entire complex. Uniquely oversized and customised, it boasts an expansive 210sqm footprint, complemented by high-end finishes and a tranquil outlook. Visible from the master suite, open plan kitchen, living and dining area and wraparound terrace, offering ever-changing scenery. Sprawling across the lake – where rhythmic rowers slice through the still waters – to Burleigh skyline and National Park, there's always something to catch your eye. Open-concept living is also celebrated. The contemporary kitchen seamlessly connects with the living and dining zone before flowing onto the wraparound terrace via full-height doors. Together these spaces co-exist as one, acting as a spacious social hub to cook, relax, share meals or entertain. Three bedrooms also emulate graceful style, led by a spacious master suite with a deep soak spa. Additional features include an office, powder room, laundry and a ground floor car park with three designated spaces. Set amongst meticulously maintained tropical greenery, the pet-friendly complex includes direct access to scenic exercise paths lining Lake Orr and resort-style amenities for fitness or fun. Plus, benefit from being walking distance from Varsity College Primary School, local cafes, beauty services and Aldi Supermarket and just 5km to North Burleigh Beach. Embrace beautiful and bespoke low-maintenance living in superior comfort.

Property Specifications:

- Remarkable 4th floor residence defined by sophistication, space and stunning Lake Orr views
- Nestled in "South Lakes at Varsity", amongst meticulously maintained, tropical greenery
- Uniquely oversized and customised, boasting upgraded tapware and appliances, mirrored columns, elegant wallpaper and designer pendant lighting
- 173m² internal footprint, the only residence in the entire complex to feature this
- Mesmerising and ever-changing views across Lake Orr, and beyond to the Burleigh skyline and National Park
- Contemporary kitchen appointed with Oliveri tapware, Miele appliances, Delonghi wine fridge and Caesarstone benches
- Open plan living and dining area adjoins kitchen and flows freely onto the wraparound terrace via full-height bifold and slider doors
- Dining area illuminated by two statement EF Chapman Grosvenor pendants
- Floating custom 2pac cabinetry and a 75 inch TV in the living zone
- Spacious lake-view master suite features a 55 inch TV, built-in robes with Stegbar joinery, ensuite including a deep soak spa and Hans Grohe tapware and Juliette balcony
- Bedroom two with Barbara Barry pendant light, built-in robe with Stegbar joinery and direct terrace access
- Third bedroom features a walk-through robe, connects with the modern, 2-way bathroom
- Office enhanced by classic Ralph Lauren wallpaper
- Expansive wraparound terrace fitted with extra shutters for enhanced weather protection and privacy
- Powder room plus a laundry with Miele washer and dryer
- Window dressings include linen blend sheers and block-out blinds
- Rare ground floor car park, with three allocated spaces
- Ducted and zoned air conditioning, alarm system and ample storage
- Superior onsite amenities include a pool, spa and terrace with adjacent entertaining lounge, sauna, two gyms, cinema, golf simulator, herb garden, putting green plus a large resident lounge with kitchen, meeting room and library
- Pet-friendly development, providing secure intercom access to each tower and direct access to scenic walking paths around Lake Orr
- 550m walk to popular Varsity College Primary School plus stroll to local cafes, beauty services and Aldi Supermarket
- Under 4km to Bond University, 5km to North Burleigh beach, parklands and SLSC

Disclaimer: The above information has not been verified. We advise you confirm the accuracy of details before entering into a contract. Amir Prestige and its employees cannot be held responsible for any inaccurate details supplied here.