

**1509/65 Varsity Parade, Varsity Lakes, QLD, 4227**



**Apartment For Sale**

Monday, 18 November 2024

1509/65 Varsity Parade, Varsity Lakes, QLD, 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Top Floor, Waterfront Living At Your Doorstep

Welcome to 1509, Varsity Waters Apartments - a beautifully crafted 3-bedroom apartment on the top floor, offering picturesque east-facing views of Lake Orr in the heart of Varsity Lakes. This spacious residence combines modern comfort with a luxurious lifestyle, making it both a desired living space and an excellent investment with strong investment prospects.

### Key Features:

- \* The open-plan kitchen seamlessly integrates with the living area, providing a welcoming space for relaxation and entertainment.
- \* Boasts soaring high ceilings that create an airy and spacious atmosphere, enhancing the overall sense of openness and allowing natural light to flood the living spaces, making it feel even more inviting and luxurious
- \* Experience stunning east-facing views from the expansive balcony - ideal for alfresco dining or your morning coffee.
- \* Modern kitchen features premium De'Longhi appliances, including a dishwasher, ample counter space, and storage
- \* Contemporary bathroom fittings
- \* Master Bedroom enjoys water views, a ceiling fan, walk-in robe, and en-suite for your convenience
- \* Floor-to-ceiling windows fill the apartment with natural light and offer breathtaking lake views
- \* Three comfortable bedrooms all with BIR's & ceiling fans
- \* Air conditioned living room and master bedroom ensures year-round climate control
- \* The functional layout Includes a separate laundry and dedicated storage room
- \* Enjoy the immaculately kept pool and BBQ area, perfect for relaxing and entertaining, 2 secure underground car parks.
- \* Built in 2017, with professional on-site management handling day to day duties.

Current Tenancy: Rented at \$915 per week until mid-January 2025

Council Rates: Approx. \$1,391 biannually.

Body Corporate Fees: Approx. \$191 per week.

Water Management: Individual meters for each unit.

### Location Highlights:

The complex is ideally situated in a prime location, offering easy access to a variety of shops, delightful restaurants, and convenient public transportation options, making it an excellent choice for those who value both comfort and accessibility in their daily lives:

- \* 3-minute drive to Bond University;
- \* 4-minute drive to Robina Town Centre;
- \* 4-minute drive to the M1 Motorway;
- \* 10-minute drive to the ocean, with the closest being Miami Beach;
- \* A walk and bike paths around Lake Orr at your doorstep;
- \* Short stroll to great coffee shops like Blackboard to be able to enjoy that morning coffee first thing in the morning;
- \* Access to outdoor and indoor gym facilities;
- \* Within the school catchment for Varsity College (primary and secondary) or a number of highly ranked private schools within a 10-15 minute drive.

Don't let this incredible opportunity pass you by - experience the lifestyle of a stunning apartment in Varsity Lakes! This exceptional property not only offers a beautiful living space but also serves as a fantastic investment opportunity, boasting solid returns and significant growth potential. Whether you're looking to make it your new home or add to your investment portfolio, this is a chance you won't want to miss. Contact us today to arrange a viewing and discover all that this remarkable property has to offer!

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.