

**40 Moores Crescent, Varsity Lakes, QLD, 4227**



**House For Sale**

Monday, 28 October 2024

40 Moores Crescent, Varsity Lakes, QLD, 4227

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Ultimate Lakeside Living - Invest, Reside, or Work from Home!

This architecturally designed home perfectly balances lifestyle, convenience, and business potential! Whether you're seeking a family sanctuary or an ideal base for your home business, this lakeside gem offers endless possibilities.

Located in the heart of Varsity Lakes, just a minute's walk to IGA, cafes, and shops, and minutes from Bond University, this home provides both peaceful lakeside living and incredible convenience. Step out your door to enjoy kilometres of scenic walks, or take part in the vibrant community events that make this area so special.

### Key Features:

- House & Land Title
- 3 Spacious Bedrooms
- 2 Full Bathrooms (including a luxurious spa bath)
- Home Office Approved with dual access (front & rear)
- 2 Car Spaces (single garage + single carport)
- Private Central Courtyard with stacking doors for seamless indoor-outdoor flow
- Air Conditioning (units installed 18 months ago)
- Architecturally Designed Steel-Framed Home
- Miele Appliances - gas cooktop, integrated dishwasher, and electric hot water system
- Fishing & Sailing Access from the nearby wharf
- Beautiful Lakeside Walks with abundant birdlife
- Close to parks for play and exercise

For entrepreneurs, the home is already approved for home office use, and offers excellent opportunities with front & rear client access, on-site parking, and options for business signage. High-speed internet is ready for seamless business operations.

This property is freshly painted inside and out, and ready for its new owner. Going to auction, but all offers will be considered prior. Don't miss out on this rare chance to secure your lakeside dream, complete with income potential!

### Income Potential:

Earn approx. \$950-\$1,000 per week in rental returns depending on how you choose to rent this versatile property.

### Outgoings

Rates \$1300.99 (6 months)

Water Rates \$390.78

### Location Highlights:

- 1-Minute Walk to IGA, cafes, and shops
- 5-Minute Drive to M1 and Robina Town Centre
- 5-Minute Walk to Bond University and Varsity College
- Easy access to public transport and walking trails

This is lakeside living at its finest. Whether you're looking to invest, reside, or grow your business, this home offers it all. Contact us today to arrange an inspection-opportunities like this don't last long!