







30406/2 Main Street, Varsity Lakes

2 Bedroom | North Facing | Vacant January 2027

- bedroom living with views at Cienna Varsity Ridge
30406/2 Main Street, Varsity Lakes

Apartment 30406 offers approximately 90m² of fourth-floor apartment living, a north-facing aspect and views across Varsity Lakes. With a generous balcony, secure basement parking and resort-style facilities, it brings together space and convenience close to shops, cafés, transport and Bond University.

Comfortable living with an appealing outlook
The open-plan living and dining area connects to a modern kitchen with stone benchtops, quality appliances and ample storage. The generous balcony extends the living space outdoors, with room for a morning coffee or time to unwind and enjoy the outlook.

Two well-proportioned bedrooms and two bathrooms provide flexibility for couples, guests or shared living. Secure basement car space C223 adds everyday convenience.

Resort-style facilities
- Swimming pool

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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FOR SALE
Offers From $850,000

VIEW
By Appointment

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LJ Hooker

- Fully equipped gymnasium
- Landscaped gardens
- Residents' lounge
- Dog facilities

Relax by the pool, keep active or enjoy the shared spaces close to home.

The location
In the heart of Varsity Lakes, Cienna is within easy reach of Bond University, Coles, local cafés and the walking paths around Lake Orr. Public transport, Robina Town Centre and the Gold Coast's beaches are also accessible.

The investment
The apartment has achieved rent of $830 per week, equivalent to $43,160 in gross rental income over 52 weeks at that rate, before expenses and any vacancy.

The existing fixed-term tenancy ends on 8 January 2027. Availability for owner-occupation or a new tenancy is subject to the tenancy position at settlement. Future rental income will depend on market conditions and the terms of any new tenancy.

Who it suits
First-home buyers, professional couples, downsizers, parents purchasing near Bond University and investors will find Apartment 30406 well worth inspecting.

Property features at a glance
" Approximately 90m² of apartment living
- Two bedrooms and two bathrooms
- Fourth-floor position with views across Varsity Lakes
- North-facing aspect
- Open-plan living and dining
- Modern kitchen with stone benchtops and ample storage
- Generous balcony
- Secure basement car space C223
- No separately allocated storage cage or storage area
- Pool, gym, landscaped gardens, residents' lounge and dog facilities
" Close to Bond University, Coles, cafés and Lake Orr
- Access to public transport, Robina Town Centre and Gold Coast beaches

Outgoings and rental information
- Body corporate: approximately $86.50 per week, including administration, sinking fund and insurance levies. Based on $4,497.99 for 1 June 2026-31 May 2027, billed in instalments. The scheduled June 2027 instalment is higher; the following year's annual total is not confirmed.
- Council rates: approximately $2,963 per annum, estimated from the July-December 2026 notice of $1,481.42 with the on-time discount. Assumes a similar second half-year charge and the discount applies.
- Water and sewerage: $392.77 for 10 June-4 September 2026. Approximately $1,646 per annum at the notice's stated daily average, subject to usage and charges. This is an estimate, not a confirmed annual bill.
- Electricity: supplied through an embedded network with Supa Energy and paid separately by the occupant. Average costs have not been provided.
- Rental income recorded: $830 per week.

For further information, to arrange a private inspection or to discuss the property's potential, contact Ken McLachlan at LJ Hooker

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Southern Gold Coast.

Some photographs have been virtually staged. Any altered outlook shown is illustrative only and is not the actual view. Areas and outgoings are approximate where stated. Buyers should confirm property details, current charges and the tenancy position before proceeding.

Disclaimer:
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MORE DETAILS

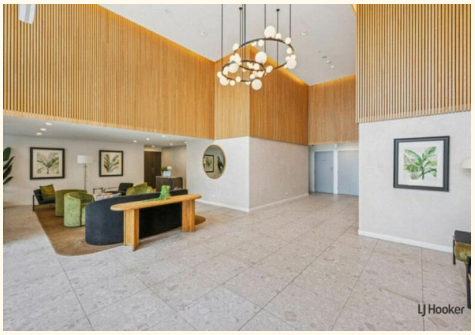
Property ID	1XDJF47
Property Type	Apartment
House Size	90 m2
Including	Air Conditioning
	Intercom
	Pool
	Balcony
	Gym
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking











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