



3307/397 Christine Avenue, Varsity Lakes

LAKESIDE LIFESTYLE LIVING! OPEN-PLAN NORTH FACING APARTMENT!

Positioned within the highly sought-after South Lakes estate and enjoying a desirable north-facing aspect that captures cooling summer breezes and warming winter sun, this beautifully presented, light-filled apartment delivers the perfect balance of space, style and convenience.

Showcasing impressive 3.1-metre ceilings, the expansive open-plan design flows effortlessly onto a balcony, creating the ideal space to enjoy your morning coffee or relax at the end of the day. Whether you're looking to downsize, invest or secure a premium lifestyle residence, this exceptional apartment offers quality finishes throughout with absolutely nothing left to do.

Key Property Features:

- Positioned within Building 3, the newest tower in the prestigious South Lakes Estate, enjoying a peaceful north-facing aspect away from direct any road noise.
- Light-filled open-plan living and dining area enhanced by impressive 3.1-metre high ceilings, creating an exceptional sense

2 2 1

FOR SALE
Offers Over \$899,000

VIEW
Sat 25th Jul @ 10:00AM - 10:30AM

AGENTS
Julian Kannis
041 363 5551
julian.kannis@ljhooker.com.au

AGENCY
LJ Hooker Southport
(07) 5591 5222

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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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of space.

- Expansive covered balcony capturing tranquil lake views and the sparkling Gold Coast skyline.
 - Contemporary kitchen appointed with stone benchtops and premium Miele appliances.
 - Generous master suite featuring picturesque water views, a walk-through wardrobe and a stylish modern ensuite.
 - Spacious second bedroom complete with an oversized built-in wardrobe.
 - Main bathroom with bathtub & separate laundry & ample storage.
 - Ducted, zoned air conditioning throughout for year-round comfort.
 - Quality tiled flooring throughout the living areas for a sleek, low-maintenance finish.
 - Secure basement parking with additional on-site visitor parking.
 - Exceptional resort-style facilities including a large swimming pool and spa, two fully equipped gyms, sauna, private cinema, golf simulator, BBQ entertaining areas, resident lounges, beautifully landscaped gardens and direct access to scenic lakeside walking trails.
- " Unbeatable lifestyle location on Lake Orr with picturesque walking and cycling tracks, Varsity College, Aldi and local café at your doorstep. Only 5 minutes to Robina Town Centre and Robina Hospital, moments from the vibrant Varsity CBD dining precinct and Bond University, and just 10 minutes to the golden sands of Miami and Burleigh beaches.
- Very reasonable body corp of only approx \$96 per week.

Call your local area specialist Julian Kannis 0413 635 551 to inspect this beautiful apartment by appointment, otherwise we look forward to seeing you at one of our scheduled open homes.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Please note that some images have been digitally enhanced and include virtual furniture for illustrative purposes only. The furniture shown is not included in the sale and may not reflect the property's actual current furnishing appearance.

MORE DETAILS

Property ID 10VFF4K
Property Type Apartment
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (2)
Spa
Balcony
Gym
Dishwasher
Built-in-Robes
Secure Parking

Julian Kannis 041 363 5551

Sales Specialist | julian.kannis@ljhooker.com.au

LJ Hooker Southport (07) 5591 5222

2308-2309 Level 3 Southport Central, Tower 2, 5 Lawson Street,
SOUTHPORT QLD 4215
southport@ljhooker.com.au | southport@ljhooker.com.au





3307/397 Christine Avenue, Varsity Lakes QLD 4227



Julian Kannis
0413 635 551



2 Bed



2 Bath



1 Car

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