








40509/2 Main Street, Varsity Lakes

# Two-Bedroom Apartment with Views, Balcony & Resident Facilities | Cienna Varsity Lakes

- bedroom living with views and rooftop entertaining

40509/2 Main Street, Varsity Lakes

Apartment 40509 at Cienna Varsity Ridge offers approximately 97m² of fifth-floor living, a south-east aspect and views across Varsity Lakes. With a generous balcony, secure parking and resort-style facilities, it combines low-maintenance living with a convenient location close to shops, cafés, transport and Bond University.

A practical layout with an appealing outlook
The open-plan living and dining area connects to a modern kitchen featuring stone benchtops, quality appliances and ample storage. The generous balcony extends the living space outdoors, providing a place for your morning coffee, taking in the outlook or unwinding at the end of the day.

Two well-proportioned bedrooms, two bathrooms and secure basement car space C185 provide flexibility and everyday convenience.

All information contained therein is gathered from relevant third parties sources.
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 - Vacant Possession December

**VIEW**
Sat 21st Nov @ 9:00AM - 9:30AM

**AGENTS**

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LJ Hooker

Resort-style facilities and a rooftop bonus
Residents enjoy a swimming pool, gymnasium, landscaped gardens, residents' lounge and dog facilities. Building 4 also has its own exclusive rooftop entertaining area with 360° views of the Gold Coast, offering another place to relax or entertain.

A convenient Varsity Lakes location
Cienna is close to 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 within easy reach.

The location will appeal to professionals, parents purchasing accommodation near Bond University and buyers wanting shopping, recreation and transport close to home.

The investment potential
The current rental appraisal is approximately $830 per week, equivalent to an estimated $43,160 in gross annual income over 52 weeks, before ownership expenses and any vacancy. This is an appraisal, not confirmed rental income or a guarantee of future returns. Actual income will depend on market conditions and the terms of any tenancy.

Property features at a glance
" Approximately 97m² of apartment living
• Two bedrooms and two bathrooms
• Fifth-floor position
• South-east aspect with views across Varsity Lakes
• Open-plan living and dining
• Modern kitchen with stone benchtops and ample storage
• Generous balcony
• Secure basement car space C185
• Pool, gymnasium and landscaped gardens
" Residents' lounge and dog facilities
" Rooftop entertaining area exclusive to Building 4, with 360° Gold Coast views
" Close to Bond University, Coles, cafés and Lake Orr
• Convenient access to public transport, Robina Town Centre and Gold Coast beaches
• No separately allocated storage area

Outgoings and rental appraisal
• Body corporate: approximately $87.70 per week, including administration, sinking fund and insurance levies. Based on $4,560.27 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: $1,579.07 for July-December 2026 with the on-time discount. Approximately $3,158 per annum if the other half-year is similar and the discount applies. This is an estimate, not a confirmed annual bill.
• Water and sewerage: $337.21 for 10 June-4 September 2026. Charges will vary with usage and applicable rates.
• Electricity: supplied through the Supa Energy embedded network and paid separately by the occupant. Average costs have not been provided.
• Estimated rental appraisal: $830 per week, subject to market conditions.

Who it suits
Whether you're a first-home buyer, professional couple, parent purchasing near Bond University, downsizer or investor, Apartment 40509 is well worth inspecting.

For further information, to arrange a private inspection or to discuss

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the property's potential, contact Ken McLachlan at LJ Hooker Southern Gold Coast.

Some photographs have been virtually staged. Any images of another apartment are indicative only and do not depict Apartment 40509's actual layout, finishes or outlook. Any digitally altered outlook is illustrative 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:
All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.

## MORE DETAILS

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| Property ID | 1XBAF47 |
| Property Type | Apartment |
| House Size | 97 m2 |
| Including | Air Conditioning<br>Intercom<br>Pool<br>Balcony<br>Gym<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking |















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