

410/190 Varsity Parade, Varsity Lakes

## SOLD BY LUKE PETERS

Located in the ever-growing and highly sought-after Varsity Lakes, 410/190 Varsity Parade offers the perfect blend of style, convenience, and lifestyle. Just a moments walk from an abundance of restaurants and retailers, this architecturally designed apartment is ideal for first home buyers or savvy investors seeking a low-maintenance, high-return property in a prime location!

Step inside on level 4 and be greeted by a spacious open-plan layout bathed in natural light, thanks to the striking floor-to-ceiling windows. The designer kitchen is as functional as it is stylish, showcasing an intelligent layout with abundant cabinetry, cleverly integrated storage solutions, and a detached island bench that doubles as a casual dining space or meal preparation area. Seamlessly connected to the living and dining zones, this central hub perfectly combines practicality with modern design.

Flowing effortlessly from the living area is a private balcony, the perfect spot to enjoy your morning coffee while taking in the stunning views across Lake Orr. It's a tranquil retreat that captures refreshing breezes and provides a peaceful extension of the indoor living space.

The generously sized master bedroom flows through a walk-through wardrobe to a beautifully appointed bathroom, offering a sense of

1 1 1

### FOR SALE

Expressions of Interest

### AGENTS

Luke Peters  
0414 288 947  
luke@ljhookersgc.com.au

### AGENCY

LJ Hooker Southern Gold Coast  
(07) 5534 4033

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.



space and privacy. A thoughtfully designed study nook adds another layer of functionality, an ideal aspect for those who work from home, study, or simply need a quiet, dedicated space for focus.

Storage has been carefully considered throughout the apartment, with ample built-in cabinetry and additional storage options that maximise space and maintain a clean, uncluttered aesthetic.

Part of the renowned Brooklyn @ Varsity complex, this residence captures the essence of industrial-chic design with contemporary urban flair. Residents enjoy exclusive access to resort-style facilities, including a rooftop entertainment area with panoramic 360 views of the Gold Coast, a rooftop jacuzzi, a European sauna, and BBQ areas, perfect for hosting friends or unwinding at sunset.

Set just a couple of streets back from the tranquil shores of Lake Orr, the complex also boasts ground-floor dining at Oscar's Italian Restaurant and The Brooklyn Wine & Tapas Bar. Secure underground parking, visitor spaces, and an on-site manager complete this exceptional offering.

This premium apartment delivers the ultimate Varsity Lakes lifestyle, effortless, modern, and minutes from everything. Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest today!

Weekly Rental Appraisal: \$650 p/w - \$680 p/w

- + Prime location: Sought-after Varsity Lakes, moments from restaurants, cafés, and shops
- + Modern design: Architecturally designed apartment on level 4
- + Stylish kitchen: Abundant cabinetry, smart storage, detached island bench for dining/prep
- + Open-plan living: Seamless flow between kitchen, dining, and living areas
- + Private balcony: Stunning Lake Orr views, perfect for morning coffee or relaxing
- + Spacious master: Walk-through wardrobe leading to beautifully appointed bathroom
- + Functional extras: Built-in storage and dedicated study nook for work or study
- + Resort-style facilities: Rooftop entertainment area, 360 views, jacuzzi, sauna, & BBQ
- + Convenient lifestyle: Ground-floor dining and retail precinct
- + Secure & practical: Underground parking, visitor spaces, and on-site manager
- + Ideal for: First-home buyers or investors seeking low-maintenance, high-return living

**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

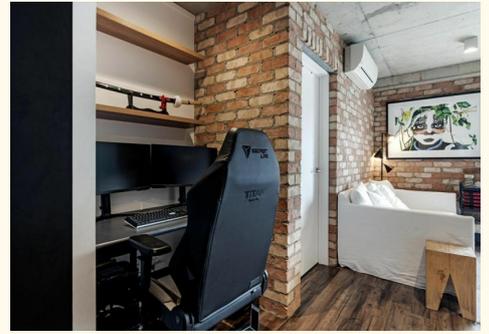
Property ID 1VMBF47  
Property Type Apartment  
Including Study  
Air Conditioning  
Alarm  
Intercom  
Spa  
Courtyard  
Balcony  
Gym  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Liveability

**Luke Peters 0414 288 947**

Sales & Marketing Specialist | [luke@ljhookersgc.com.au](mailto:luke@ljhookersgc.com.au)

**LJ Hooker Southern Gold Coast (07) 5534 4033**

Shop 2, 10 Fifth Avenue, PALM BEACH QLD 4221  
[southerngoldcoast.ljhooker.com.au](http://southerngoldcoast.ljhooker.com.au) | [enquiries@ljhookersgc.com.au](mailto:enquiries@ljhookersgc.com.au)





- 1
- 1
- 1

Internal: 53m<sup>2</sup>  
Balcony: 3m<sup>2</sup>  
**Total Floor Area: 56m<sup>2</sup>**