



41507/2 Main Street, Varsity Lakes

## One of Cienna's Best Positions —North-East Corner on the 15th Floor




### Off Market Opportunity:

Wake up to morning sunshine, cooling breezes and sweeping views from one of the most sought-after positions within Cienna Varsity Lakes.

Occupying the prized north-east corner on the 15th floor, Apartment 41507 offers a spacious 99m<sup>2</sup> floorplan, abundant natural light and an elevated outlook across Varsity Lakes, Lake Orr and the Gold Coast skyline.

Apartments in this position are tightly held for good reason. The corner design provides additional windows, excellent cross ventilation and a greater sense of privacy, while the north-east aspect captures beautiful morning sun without the harsh western heat.

The open-plan living and dining area flows seamlessly onto a generous balcony, creating the perfect space to entertain friends, enjoy your morning coffee or simply sit back and take in the view. The well-appointed kitchen sits at the heart of the home, complemented by

2  2  1 

### FOR SALE

\$1,100,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Southern Gold Coast  
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Interested parties must rely solely on their own enquiries.



quality finishes and ample storage throughout.

Whether you're looking to move in, downsize or secure a quality investment in one of Varsity Lakes' most popular residential communities, this apartment offers the lifestyle and convenience that buyers continue to seek.

Residents enjoy access to Cienna's resort-style facilities, including a swimming pool, gymnasium, residents' lounge, landscaped gardens, dog park and the exclusive rooftop entertaining area in Building 4 with panoramic views stretching from the hinterland to the coastline.

Perfectly positioned in the heart of Varsity Lakes, you're within walking distance to Lake Orr, cafes, restaurants, parks, Bond University and public transport, with Robina Town Centre, hospitals and the Gold Coast's world-famous beaches only minutes away.

Current Lease Ends Mid November 2026

Property Features:

- " North-east corner position on the 15th floor
- " Spacious 99m<sup>2</sup> floorplan
- Two bedrooms, two bathrooms and secure basement parking
- Elevated views across Varsity Lakes and the Gold Coast skyline
- Large entertainer's balcony
- Open-plan living and dining area
- Modern kitchen with stone benchtops and quality appliances
- Ducted air-conditioning throughout
- Access to Building 4 rooftop entertaining area
- Resort-style pool, gymnasium and residents' facilities
- Secure building with intercom and controlled access

Opportunities to secure a north-east corner apartment of this size and position within Cienna are rare. If you've been waiting for one of the better apartments in the building to become available, this is one worth inspecting.

Disclaimer:

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## MORE DETAILS

Property ID 1WWUF47  
Property Type Apartment  
House Size 99 m2  
Including Air Conditioning  
Pool  
Gym  
Dishwasher  
Built-in-Robes  
Lakefront living in the heart of Varsity Lakes.  
Everything at your doorstep

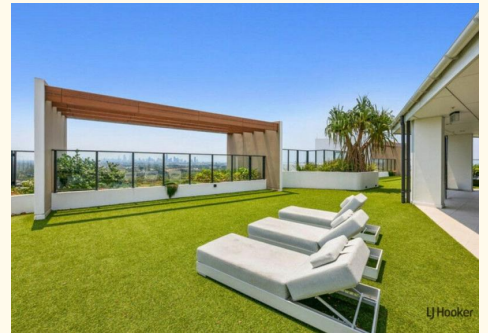
**Ken McLachlan 0472 736 522**

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