



9/1 Lakefront Crescent, Varsity Lakes

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Lakeside Living with Your Own Garden & Direct Lake Orr Access!

FOR SALE
Offers Over \$795,000

AGENTS

Debbie Taylor
0400 086 228
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AGENCY

LJ Hooker Nerang
(07) 5581 4422

Discover the perfect balance of comfort and convenience in this stylish 2-bedroom, 2-bathroom ground floor apartment in Varsity Lakes.

Featuring a spacious open plan living area with a contemporary kitchen, dining, and lounge, plus a separate laundry, this home is designed for modern living.

The large balcony flows seamlessly onto your own private garden, complete with direct gate access to Lake Orr-ideal for morning walks, dog walking or evening relaxation by the water.

Highlights include:

- Master bedroom with mirrored walk-in robes and ensuite
- 2 Bathrooms (including ensuite)
- Open plan large kitchen living spaces
- Two secure underground car spaces - tandem with cage
- Air-conditioning & ceiling fans throughout
- Large entertaining balcony PLUS private garden with exclusive access to Lake Orr & walking tracks

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.

 **LJ Hooker**

- Strong rental appeal in a high-demand area

With its unbeatable location and strong tenancy in place, this apartment offers a low-maintenance, high-value investment opportunity.

Resort-style facilities: Sparkling Pool & BBQ area

Beautiful waterside setting in a vibrant community

This apartment block is currently being updated/painted for your ongoing enjoyment!

Property Expenses:

Current Lease: \$675pw (until Feb 6th 2026)

New Rental Appraisal \$770-\$800pw (to be reviewed in February 2026)

Council Rates Approx. \$1,515 bi-annually

Water Rates Approx. \$332 per q

Bodycorp Approx. (Form 2 disclosure provided upon viewing)

Whether you're looking for your dream home or a lifestyle upgrade, this apartment brings the very best of the Gold Coast to your doorstep.

MORE DETAILS

Property ID	5H7YF41
Property Type	Apartment
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

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Internal: 113m² | External: 22m² | Total: 135m²



Plans shown are only indicative of layout. Dimensions are approximate.

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