



59 Silvabank Drive, Varsity Lakes

3  1  2 

PERFECT ENTRY LEVEL HOME / HIGHLY SOUGHT AFTER VARSITY LAKES LOCATION

FOR SALE
\$1,125,000

AGENTS

Michael Folkard
0402 656 246
michael@ljhgc.com.au

AGENCY

LJ Hooker Nerang
(07) 5581 4422

An incredible blank canvas for the first home buyers looking to enter the Gold Coast property market or for the downsizers that are chasing a low maintenance "move in ready" home in an ultra-convenient and highly desirable location.

This charming home has just been freshly painted throughout and has brand new carpet installed to the living room and bedrooms. Positioned on a flat, low maintenance block of approximately 404m² this neatly presented home has just become vacant and will ideally suit anyone needing a quick settlement.

Please act quickly to avoid disappointment and ensure your attendance at the open home!

This Property Also Includes;

Freshly painted throughout internally with brand new carpet and fans installed
Renovated bathroom with shower, bathtub and separate toilet

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**

provided

Sizeable covered entertaining area at the rear of the property extending from the kitchen / dining area, a great spot to enjoy an afternoon drink with friends

Three bedrooms, all with fans and built-in robes provided

Light filled open plan living scheme, air conditioned for added comfort year round

Spacious refurbished kitchen featuring stone benches, an electric touch cooktop and SS oven and dishwasher

Oversized garden shed at the rear to store all of your tools and toys

Single lock up garage with internal access to the home provided and an additional carport to the side of the garage

Beautifully low maintenance parcel of approximately 404m2 with manicured gardens and plenty of space for the children and pets to play

A truly phenomenal location offering buyers quick access to a wide array of local amenities including but not limited to the Christine corner shops, Good Start Early Learning Burleigh Waters, the highly regarded Bond University, Frascott Park, the incredibly popular Varsity Lakes College High School and Robina Town Centre.

Burleigh Heads and some of the best beaches our country has on offer are also just a short drive from this amazing location. To register your interest please contact Michael Folkard from LJ Hooker Gold Coast Solutions today!

Disclaimer: Properties in Queensland that are for sale by auction or without a price can not have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

MORE DETAILS

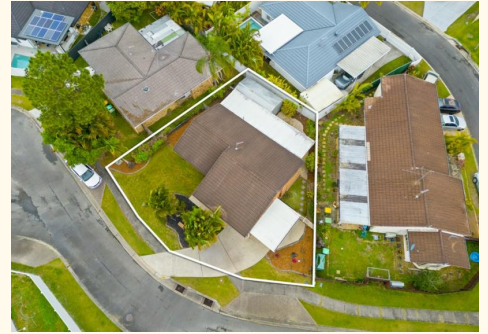
Property ID	5H4MF41
Property Type	House
Land Area	404 m2
Including	Air Conditioning Outdoor Entertaining

Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor | michael@ljhgc.com.au

LJ Hooker Nerang (07) 5581 4422

2-4 New Street, NERANG QLD 4211
nerang.ljhooker.com.au | nerang@ljhgc.com.au





59 SILVABANK DRIVE, VARSITY LAKES



Internal: 100m² | External: 97m² | Total: 197m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

