







117 Varsity Parade, Varsity Lakes

Manhattan-style SOHO loft apartment in Varsity Lakes

SOHO loft townhouse: live and work from the one address, leased to February 2027
117 VARSITY PARADE, VARSITY LAKES

A true SOHO (Small Office / Home Office) property: a home designed for buyers who want to live and run a business from the same address. Leased at $720 per week on a fixed term to 10 February 2027, 117 Varsity Parade earns from day one as an investment, and gives a future owner genuine work-from-home space when the tenancy ends.

Raked ceilings with exposed timber beams, polished concrete floors and light-filled interiors give it more in common with a warehouse loft than a standard townhouse. The open-plan ground floor runs kitchen, living and laundry out to a leafy private courtyard, and the oversized lock-up garage opens off a quiet backstreet - practical for a work vehicle, stock or storage.

The property
The ground floor is set up for daily life and business: a kitchen with gas cooking and dishwasher, open living and dining flowing to the

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FOR SALE
Manhattan-style loft apartment in Varsity Lakes

VIEW
By Appointment

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courtyard, a separate WC for clients or customers, and the laundry. Upstairs, the mezzanine works as a large bedroom and study or can be divided into two sleeping spaces, with the main bathroom, air conditioning and wood-panelled flooring. Both toilets run off an underground rainwater tank, cutting town water use. The property is listed as one bedroom; buyers should confirm the configuration that suits them.

The location
Varsity Lakes puts lakes, walking and bike paths, the cafe and retail precinct, supermarkets, Varsity College and Bond University within easy reach, with Robina Town Centre nearby and the train station offering a direct line to Brisbane. For a home business, it is a central, walkable address with client-friendly parking.

The investment
The seller disclosure records rent of $720 per week under a fixed-term tenancy ending on February 2027. That equates to $37,440 in gross income over 52 weeks at that rate, before expenses and vacancy - around 3.9% gross at the $900,000+ price guide. Future rental income and availability for owner-occupation are subject to the tenancy position and market conditions.

Property features
- High raked ceilings and exposed timber beams
- Polished concrete floors downstairs
- Open-plan living opening to a leafy private courtyard
- Kitchen with gas cooking
- Flexible mezzanine space
- Main bathroom upstairs, plus downstairs WC
- Air conditioning
- Wood-panelled flooring upstairs
- Underground rainwater tank connected to both toilets
" Oversized private garage for one car
" 214m² lot area, not internal floor area

Outgoings
- Scheduled body corporate contributions: $2,586.28 for 1 May 2026-30 April 2027, equivalent to approximately $49.74 per week, including administration and the listed building insurance contributions.
- If every administration instalment qualifies for the 20% on-time discount, the scheduled total reduces to $2,312.90, approximately $44.48 per week. Insurance is not discounted.
- No sinking fund contribution or special levy is listed for this financial year. Future levies and insurance charges may change.
- Council rates: $1,495.49 for January-June 2026. Approximately $2,991 annually if the other half-year is similar; this is an estimate.
- Water: $280.69 for 11 March-12 June 2026. Future charges will vary.

For further information or to arrange an inspection, contact Ken McLachlan at LJ Hooker Southern Gold Coast.

Areas and outgoings are approximate where stated. Buyers should confirm the property configuration, current charges and tenancy position before proceeding.

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MORE DETAILS

Property ID	1X9GF47
Property Type	Townhouse
House Size	125 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Water Tank
	Liveability

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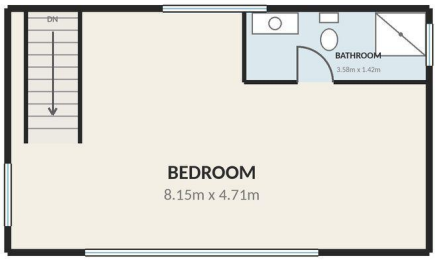
117 VARSITY PARADE

VARSITY LAKES



FIRST FLOOR



SECOND FLOOR

Plans and layouts are not to scale; dimensions are indicative only. Interested parties should make and rely on their own enquiries.

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