



2/3 Marciana Crescent, Varsity Lakes




INVESTOR ALERT —Prime Townhouse in Varsity Lakes with Secure Tenancy

Motivated Seller - Price Reduced! The seller is committed to achieving a sale and has instructed us to present all offers over \$1,149,000.

Welcome to a solid investment opportunity in one of the Gold Coast's most desirable residential precincts. This spacious 3-bedroom townhouse in a boutique block of just three is perfectly positioned in a quiet cul-de-sac in Varsity Lakes —blending calm, family-friendly surroundings with strong rental appeal.

Key features include:

- 3 generously sized bedrooms, with 2 on ground level and the master retreat upstairs
- " Ground floor bathroom, separate laundry and private fenced courtyard —ideal for tenant convenience and lifestyle
- Light-filled upstairs living zones with a large open plan lounge and dining area
- Modern kitchen boasting abundant bench space, stainless steel appliances and dishwasher

3  2  2 

FOR SALE

Offers over \$1,149,000

VIEW

Sat 4th Apr @ 11:00AM - 11:30AM

AGENTS

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- Double lock-up garage with secure access and low maintenance grounds
- Quiet location in a premium pocket close to shops, transport and schools
- The layout and quality finishes deliver easy living for tenants and excellent rental appeal for investors.

Location & Lifestyle —Varsity Lakes

Situated in a well-established, master planned suburb on the Gold Coast, Varsity Lakes is highly sought after by families, professionals and tenants alike. The area offers a strong lifestyle proposition underpinned by local amenities, transport links, education and recreation.

Everyday convenience:

- " Close proximity to local shops, cafés and essential services around Market Square and Varsity Central.
- Major retail, entertainment and supermarkets available at nearby Robina Town Centre.
- Public transport and excellent connectivity via the M1 motorway and Varsity Lakes/Robina train stations, making commuting easy for Brisbane and Gold Coast employment hubs.

Education & community:

- Zoned for well-regarded schools including Varsity College (Primary & Secondary) and within close reach of Bond University.
- Family-friendly lifestyle with walking trails, lakeside parks and recreational spaces integrated throughout the suburb.

Demographics & demand:

- Varsity Lakes is a vibrant, modern community with a balanced mix of owner-occupiers and long-term renters, supported by solid rental demand and ongoing infrastructure improvements.

Investment Rationale

- " Long-term tenancy already secured —immediate rental income for investors
- Desirable and stable suburb with strong lifestyle appeal
- Access to schools, transport, shops and employment hubs enhances tenant retention
- Low maintenance townhouse format with double garage adds to rental desirability
- Positioned in a precinct demonstrating ongoing growth and infrastructure investment

Don't miss this strategic investment in Varsity Lakes.

MORE DETAILS

Property ID 10GFF4K
Property Type Townhouse
House Size 220 m2
Including Ensuite
Air Conditioning
Courtyard
Balcony
Dishwasher
Floorboards
Built-in-Robes

Alex McCormack 0411 510 099

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Sales Consultant/Director | blatimer.southport@ljhooker.com.au

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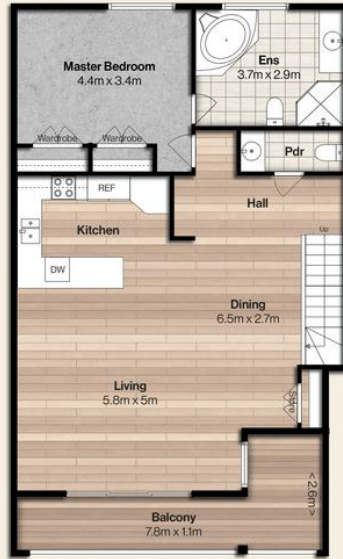
2308-2309 Level 3 Southport Central, Tower 2, 5 Lawson Street,
SOUTHPORT QLD 4215

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Ground Floor Plan



First Floor Plan



Location Map

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Southport

ALEX MCCORMACK 0411 510 099

2/3 Marciana
Crescent,
Varsity Lakes

Internal, Garage 186m²
Covered External 34m²
Total Area 220m²

- 3 Bed
- 2 Bath + Powder
- 2 Car + Offstreet

Legends

1. Varsity Lakes Train Station
2. Varsity Park
3. Burleigh Brewing
4. Hillcrest Christian College
5. Robina Town Centre

BIANCO
STUDIO

Disclaimer

This floor plan is a detailed representation created to enhance your understanding of the property's potential. While we strive for accuracy, dimensions are approximate and should be verified for complete assurance.

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