



**SOLD**

**PRICED TO SELL NOW !**

**2 X 5TH FLOOR STUDIOS WITH AMAZING VIEWS TO SURFERS PARADISE SKYLINE**

2 Studios - One Title - Two Rents - Only 1 Body Corp Fee. Priced to Sell.

Purpose built student accommodation near Bond University. These studios are situated on the 5th floor on the city side at the northern end and have great views of Lake Wonderland and the Surfers Paradise skyline. This pair of bright and spacious studios come fully furnished and has the upgrade of both studios having double beds. (This adds the potential to increase your rent by up to \$10 per studio per week beds if rented to a couple.) Your investment is ready to go immediately. Both studios rent for \$245 each per week, that's \$490 for the pair.

The two studios are on one title, so only one body corporate levy of approx \$98 per week, this includes building insurance, sinking fund and gas hot water. Plus a special levy for 1 year only of \$250 per quarter per lot to allow for exterior painting of the complex, replacement of windows and some rectification works.

**Studio Features Include:**

- Surfers Paradise skyline views.
- A complete Furniture Package Included - appliances, crockery and cutlery.
- Air conditioned.
- Full Security - Electric access cards, cameras and onsite security are in place to ensure complete protection.
- Off road parking in private road.
- Access to high speed internet and cable TV.
- Licensed bar and recreation room for exclusive use of tenants.
- On-site laundry.
- Total approx. 66 m2.
- Body corporate approximately \$98 per week.
- Healthy sinking fund of around \$1,000,000
- Council rates and water approx. \$2,800 a year
- Great onsite managers.
- Average annual Occupancy rates for Varsity Towers of around 9%.
- Units are in high demand
- Situated along side Bond University.
- Sought after location - Minutes to Burleigh Beach, a short walk or cycle to Bond University, Fitness First Gym and Varsity Tavern across the road.

Solid investment opportunity - won't last for long! Call now to arrange your inspection!

**2 BED | 2 BATH | 0 CAR**

**PRICE:**  
**\$187,500**

**OPEN FOR INSPECTION:**  
**N/A**



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.