



SOLD

WELCOME TO APARTMENT 314 LOCATED IN THE BEAUTIFUL EDGEWATER COMPLEX

Currently rented for \$470/week, lease ends in May 2021

Such an incredible opportunity to purchase this wonderful apartment on the doorstep of Lake Orr. Enjoy the picturesque board walks and a short stroll to Varsity Lakes CBD and Bond University. You will not be disappointed by the location and lifestyle associated with this home. Perfect for investment or to live in.

Features include:

- 2 generously sized bedrooms & open plan living
- Master includes en-suite and walk through robe
- Modern kitchen and bathrooms
- Top of the range stainless appliances throughout
- Air conditioning and separate laundry area
- Kitchen/living flowing seamlessly onto private balcony
- Elevated balcony for year round breezes
- Built in 2015
- Council rate \$900 half year (approximately)
- Water rate \$379 per quarter (approximately)
- Body corporate fee is around \$75/week (approximately)

Edgewater Complex and location boasting;

- Pristine swimming pool
- State of the art gymnasium
- Direct access to Lake Orr and walking trails
- Close proximity to Bond University & Varsity CBD
- Within the Varsity College school catchment zone
- Walking distance to café precinct, shops and all amenities
- Short drive to Robina Town Centre and the renowned Gold Coast beaches

Contact David Druce to arrange your private viewing today

2 BED | 2 BATH | 2 CAR

PRICE:
\$410,000

OPEN FOR INSPECTION:
N/A



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PE 1 Lakeside Apartments



Very close to level floor in the projection of stone floor plates. Any air induction systems and airflows may be necessary during planning and in the operation of the building is indicated as illustrative only.

TYPE 1 All types have covered storage Approach as indicated on the plan only.

Enclosed : 87 m²
Balcony : 17 m²
TOTAL : 104 m²

Bed 1 : 3.5 m x 3.5 m
Bed 2 : 3.3 m x 3.0 m
Living : 4.0 m x 4.0 m
Dining : 3.0 m x 3.3 m
Study Nook

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.