



**SOLD**

## PRIVATE AND SECURE CBD LIVING WITH APPROVAL FOR SMALL BUSINESS OPERATION

CBD Living or Prime Investment - Approved under the Varsity Central Gold Coast City Town Plan for "Home offices and small business activities" this is a perfect investment opportunity or to enjoy living in the CBD of Varsity Lakes whilst operating a small business from home.

- Current Rental \$520.00 Per Week
- Gold Coast Council rates - Approx \$1,530 per annum
- Gold Coast Council water charges - Approx \$1,000 per annum

Within very close proximity to Bond University, Market Square's lakeside dining, cafes and dining precinct and all the convenient services and facilities of Varsity Lakes while Robina Town Centre and the beach are only minutes away this home is what CBD living is all about.

This architecturally designed steel framed 2.5 bathroom two story house has no body corporate and is a rare opportunity to acquire CBD living.

In your downtime enjoy an array of walking and bike trails, pet friendly paths and cafes, lakeside fishing and all that suburban CBD lakeside living has to offer whilst being just a 5 minute drive to North & South access ramps to the M1 motorway for those weekend getaways after working from home and enjoying the CBD lifestyle all week without have to move the car from the secure lock up garage.

The ground floor offers open plan Air-conditioned living with semi enclosed terrace with multiple-sliding doors offering an indoor-outdoor lifestyle with private courtyard perfect for alfresco dining and entertaining overlooking a unique CBD pocket park providing a unique outlook.

In the heart of the house is a New York style kitchen with Miele Stainless Steel appliances which are complemented by 2Pac and stone bench tops.

On the first floor is two bedrooms master bedroom with raked ceilings that are complemented by a prism window to capture the sun's rays, Quality fixtures and fitting throughout both bathrooms with double bowl vanity stone top in ensuite and separate toilet with the two bedrooms separated

2 BED | 2 BATH | 1 CAR

PRICE:  
\$515,000

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.