



# SOLD

## STOP SEARCHING! MINUTES TO THE WATER - MUST BE SOLD. 3113/397 CHRISTINE AVENUE, VARSITY LAKES

Our sellers have instructed for immediate sale of this well located and spacious apartment.

South Lakes prime location is walking distance to all that Varsity Lakes has to offer: Bond University, the restaurants, cafes, tavern and shopping of Market Square lifestyle precinct, Varsity Central Business District, Varsity medical centre and local schools. South Lakes have been designed with the end user in mind and offer a relaxed waterfront lifestyle in a secure, peaceful enclave.

South Lakes residences comprise luxury lakeside apartments with an on site manager and secure car parking.

- Centrally Located to the M1 Pacific motorway
- Direct connection to Gold Coast Highway & Bermuda street ,the Coast's MAJOR arterial highways.
- 2 mins to Varsity Primary School
- 4 mins to Varsity Senior School
- 5 mins to Robina Town Shopping Centre,Bond University ,Train Station and North Burleigh Beach.
- 10 mins to pacific fair shopping centre
- 19 mins to Gold Coast Airport.

Council Rates : approximately \$1,900 per annum  
Water Rates : approximately \$1,300 per annum  
Body Corp : \$79.50 per week

### SECURITY

- Audio intercom System to each
- Key access to lift at ground car park level

### STANDARD APARTMENT FEATURES

- Ducted air-conditioning to each unit

2 BED | 2 BATH | 1 CAR

PRICE:  
\$485,000


OPEN FOR INSPECTION:  
N/A



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# UNIT A

Internal 102m<sup>2</sup>  
External 17m<sup>2</sup> - 30m<sup>2</sup>  
Total 119m<sup>2</sup> - 132m<sup>2</sup>

 2 + Study nook  
 2

**SOUTH LAKES**  
*Three*



FLOOR LOCATION



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.

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