



# FOR SALE

## AMAZING WATER VIEW APARTMENT - MUST BE SOLD.

### 397 CHRISTINE AVENUE, VARSITY LAKES

This two bedroom, two bathroom, two car space, plus study desk includes a very large balcony presents exceptional value for money and it is an opportunity not to be missed.

Resort style living at its best is this unique almost new waterfront residential apartment.

Living at a waterfront complex, you will be able to enjoy walking, running and bike trails around the lake.

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 \$2100 per annum

Water Rates : approximately \$1360 per annum

Body Corp : \$79.50 per week

2 BED | 2 BATH | 2 CAR

### PRICE:

\$635,000 NEGOTIABLE

### OPEN FOR INSPECTION:

N/A



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# UNIT A

Internal 102m<sup>2</sup>  
External 11m<sup>2</sup> - 51m<sup>2</sup>  
Total 113m<sup>2</sup> - 153m<sup>2</sup>

 2 + Study  
 2

**SOUTH LAKES**  
*Two*



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.