



# SOLD

**STOP SEARCHING! MINUTES TO THE WATER - MUST BE SOLD.**

1213/397 CHRISTINE AVENUE, VARSITY LAKES  
2 Bedroom, 2 Bathroom + Study room, 1 Car park Total :108 m2

Two bedroom plus study presents exceptional value for money and it is an opportunity not to be missed.

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

#### SECURITY

- Audio intercom System to each

**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$550,000

**OPEN FOR INSPECTION:**  
N/A



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# UNIT D

Internal 98m<sup>2</sup>  
 External 10m<sup>2</sup> - 15m<sup>2</sup>  
 Total 108m<sup>2</sup> - 113m<sup>2</sup>

 2 + Study  
 2



## FLOOR LOCATION



LEVEL 1



LEVEL 2 - 7

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.