

To whom it may concern,

RE: Property Rental Appraisal – 52/302 Christine Avenue, Varsity Lakes

Thank you for your invitation to appraise 52/302 Christine Avenue, Varsity Lakes and to provide an opinion as to what the property may rent for in today's market.

This rental appraisal is based on comparisons with similar properties and takes into account current vacancies and trends in today's rental market. Prospective buyers should be aware that the rental value of this property may fluctuate in accordance with changes in supply and demand in the market.

Based on comparisons with similar properties within close proximity (3km) of Christine Avenue, it is our opinion that the property would likely achieve a rental return of \$690 - \$730 per week. With respect to the rental range provided, the lower rental figure would likely appeal to a greater portion of the market and thus allow the property to be rented out quicker. Alternatively, the higher rental figure is designed to test the market and may take longer to achieve.

Should you have any questions relating to the information contained within this document please feel free to contact me on the details below.

Yours sincerely,
@Realty



SOLD

A STYLISH TOWNHOUSE WITH A LOCATION LIKE NO OTHER

**First open house will be held on Saturday, 5 August 2022 however, motivated buyers are encouraged to contact Ethan on 0481 454 400 to arrange a VIP inspection beforehand. **

Exuding an abundance of style and warmth, this magnificent 3 bedroom townhouse strikes the perfect balance between entertaining and effortless low maintenance living. Boasting brand new timber look panel flooring and fresh paint throughout, this beautifully presented two story property encompasses all the essentials of family living.

Situated in a secure gated complex with onsite managers, plenty of visitor parking, a sparkling in-ground pool & an exclusive use recreational entertaining area, 'Lakeside on Varsity' offers resort-style living at its finest. Better yet, with all lawn and garden maintenance taken care of by the onsite managers, buyers will enjoy the laidback lifestyle on offer. Sound too good to be true? Contact Ethan today as this charming townhouse won't last long.

A weekly rental return of \$720 per week.

SHOWCASING:

- Brand new timber look vinyl panel flooring downstairs;
- Fresh paint throughout;
- A modern kitchen with appliances;
- A spacious open plan living area that seamlessly flows outdoors to the covered patio and fully fenced private backyard;
- A generously sized master bedroom suite complete with an ensuite, balcony and walk-through robe;
- Two additional spacious bedrooms with built-in-ropes, ceiling fans and a balcony off the second bedroom;
- A modern main bathroom;
- A powder room situated off the downstairs living area;
- A single lock-up garage plus an additional secure off-street car park;
- Hot and cold reverse cycle air conditioning in the downstairs living area and master bedroom suite for comfortable climate-controlled living;
- An abundance of highly sought-after storage space located in the large storage cupboards both

3 BED | 2 BATH | 1 CAR

PRICE:
\$660,000

OPEN FOR INSPECTION:
N/A

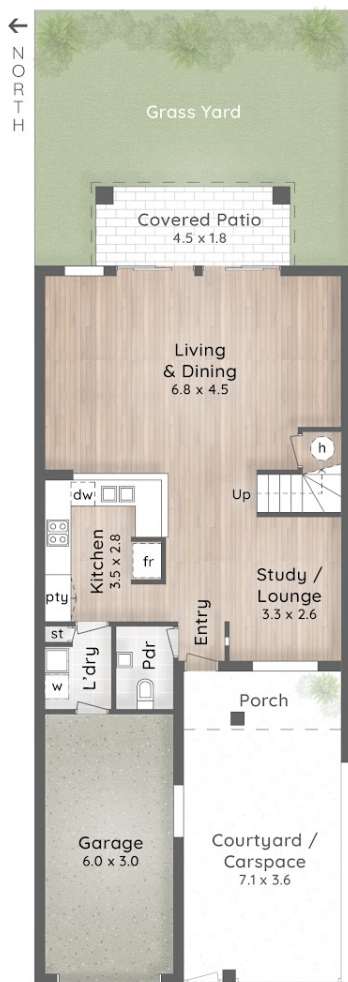


Ethan McCann
0481454400

ethan.mccann@atrealty.com.au
mccannperkinsrealestate.com.au



:: FIRST FLOOR

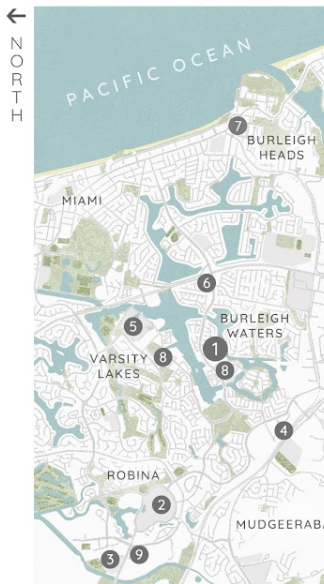


:: GROUND FLOOR

DRIVEWAY ACCESS TO
CHRISTINE AVENUE

POINTS OF INTEREST

1. LAKESIDE ON VARSITY
2. Robina Town Centre
3. Robina Hospital & Robina Train Station
4. Varsity Train Station | 5. Bond University
6. Christine Corner Shops
7. James Street Shops & Restaurants
8. Varsity College Secondary & Primary Campus
9. Robina State High School



:: LOCATION MAP

LAKESIDE ON VARSITY
52/302 Christine Avenue
VARSITY LAKES

3 Bed

2 Bath + Powder

2 Car

Internal 155m²
External Areas 42m²
Total 197m²



This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au

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.