# 28/226 VARSITY PARADE, VARSITY LAKES, QLD, 4227









# SOLD

## UNDER-CONTRACT - PLEASE CONTACT LISTING AGENT

I am delighted to present the best-valued and extra-large 1 bedroom Apartment with a massive 76sqm of internal space (86sqm total) in the Bond University Precinct.

Invest in a first-class precinct with a superb ROI of approximately 5% Net Return and reap the benefits of future capital growth or alternatively you can move straight in to live in the world-renowned precinct in January 2024.

Gallery Vie is located within a walking distance to Market Square Shops and local Restaurants, Bond University, Lake Orr and all that is on offer in the heart of Varsity Lakes. Only a short drive to Robina Town Centre, CBUS Stadium, M1 Highway, Robina Hospital and Burleigh Heads is only 7.6klms away from this sensational apartment.

Property Features:
* Blue-chip Bond university Precinct
* South facing apartment with lovely natural breezes, Retail strip and panoramic mountain Vistas from the 3rd Level
* Conveniently located in the heart of Varsity Lakes
* Well Appointed Apartment with premium finishes and fittings throughout
* High quality Kitchen, stainless steel, stone benchtops and SMEG appliances
* Oversized King Size Bedroom with plenty of space
* Walk-in Robe with Built-ins
* Spacious Bathroom with bathtub
* Separate toilet
* Intercom Access
* Secure basement parking
* Walking distance to Market Square, Bond University and Lake Orr
* Short Drive to Robina Town Centre Shopping Centre, CBUS Stadium, Robina Hospital and M1 Highway
* Fully Furnished
* Current Rental Appraisal of $530 to $550 per week (June 2023)

Financials

## 1 BED | 1 BATH | 1 CAR

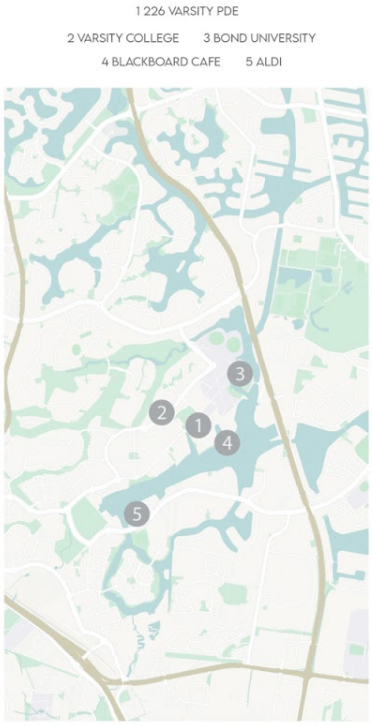
PRICE:
$462,000

OPEN FOR INSPECTION:
N/A



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Location Map

## 28/226 Varsity Pde, Varsity Lakes

BED 1 BATH 1 CAR 1

Internal: 76 m² | External: 10 m² | Approx Total: 86 m²

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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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