1/35 AZZURRA DRIVE, VARSITY LAKES, QLD, 4227









SOLD

“AZZURRA BAY” VILLA ON LAKE ORR

Located on the prestigious Azzurra Island, this very unique tri-level Villa within a secure complex of 10, invites you to make it “your own”.

Being a coveted “end” Villa, its 9ft Ceilings and copious Windows throughout infuses this property with lots of natural light and cooling cross breezes.

With gorgeous & relaxing views from every level across Lake Orr’s Water Ways, Parks, and Nature Reserves, this property will suit a diverse group of family demographics.
Its modern contemporary architectural design will delight those who love to renovate or enjoy imparting their interior design skills to create a home that truly reflects their lifestyle & personality.
Its neutral palette throughout invites all & any style of décor….so you are limited only by your imagination.

Offered as vacant possession, this property can be deemed “move in ready” or available immediately for you to start your personalised decorating journey.

Its thoughtful floor plan across 187m2 internally features a Middle Floor which is its heart, encompassing the Gourmet Kitchen and the Living & Dining Areas…plus a small Study Nook.
The Top Floor showcases its Three generous carpeted Bedrooms & Two Bathrooms plus a cleverly integrated Study Nook and large Linen/Storage Cupboard. The Master enjoys the privacy of its own balcony plus Generous Walk in Robe & Ensuite Bathroom
Down on the tiled Ground Floor, this multipurpose area can be whatever your lifestyle/family requires.
It also includes a Laundry, a Powder Room and extra Storage room under the Internal Staircase.
All levels have access to 73 m2 in total of balcony Space that adds to that open, light & airy feel throughout the property.

Demand for property in this area will ensure this unique Residence will not be available for very long.
Ensure it is on your viewing list and come & see for yourself its many redeeming features which include:

- Azzurra Bay is a Secure Complex of 10 Villas with Water & Nature Reserve Outlooks
- Corner/End of Complex location, Tri – level Floor Plan of 187m2 internally & 73m2 Externally.

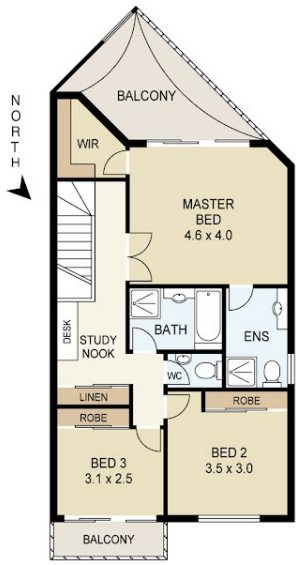
3 BED | 3 BATH | 2 CAR

PRICE:
$1,060,000

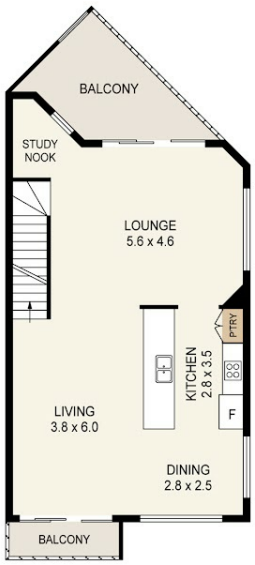
OPEN FOR INSPECTION:
N/A



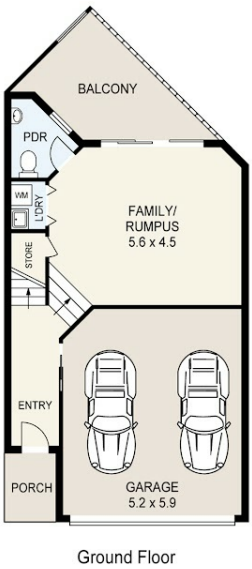
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Second Floor



First Floor



Ground Floor

1/35-39 Azzurra Drive
Varsity Lakes

3 bed I 2.5 bath I 2 car

Property Size

Internal	187 m²
External	73m²
Total	260m²

All measurements shown in metres are approximate and are for illustration purposes only. It should not be considered 100% accurate. Interested parties should rely on their own enquiries. Reproduction in whole or part of this publication is not permitted without written consent from Izura Photography.

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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