

1401/3 MAIN STREET, VARSITY LAKES, QLD, 4227



**SOLD**

## SPACIOUS (88M<sup>2</sup>) ONE-BEDROOM HOME WITH VIEWS!

Now Under Contract

Welcome to 1401/3 Main Street, Varsity Lakes

Step up to a one-bedroom apartment that truly stands apart. At 88 m<sup>2</sup>, this residence is significantly larger than most in Varsity Lakes, offering the kind of space and comfort rarely found in a one-bedroom and one-car space format.

Positioned on Level 4, this apartment blends open-plan living with a generously scaled balcony, creating a light-filled home that feels expansive inside and out. It offers lifestyle appeal and long-term value, perfect for professionals, downsizers, or investors.

Features you'll love:

- 88 m<sup>2</sup> of living – bigger than most two-bedrooms and includes a study nook.
- Spacious open-plan design with seamless indoor-outdoor flow.
- Modern kitchen, with island bench and Westinghouse appliances, separate laundry and quality finishes – ready to enjoy.
- Reverse cycle air conditioning to complement natural breezes.
- Secure building and allocated parking with generous visitor parking.
- On-site management, lift, pool, BBQ area (2 x electric) & air-conditioned gym.
- NBN Fibre to the Building and 5G mobile coverage.
- Prime Varsity Lakes address – walk to Bond Uni, cafés, lakeside dining, and transport.
- A short drive to hospitals, beaches and Varsity Lakes Train Station.

Where most one-bedroom apartments compromise on size, 1401 delivers space, comfort, and lifestyle.

Council Rates: Approximately \$2230 per annum  
Water & Sewage Rates: Approximately \$33 per week  
Body Corporate: Approximately \$105 per week  
Rental Appraisal: Approximately \$605 - \$675/week

1 BED | 1 BATH | 1 CAR

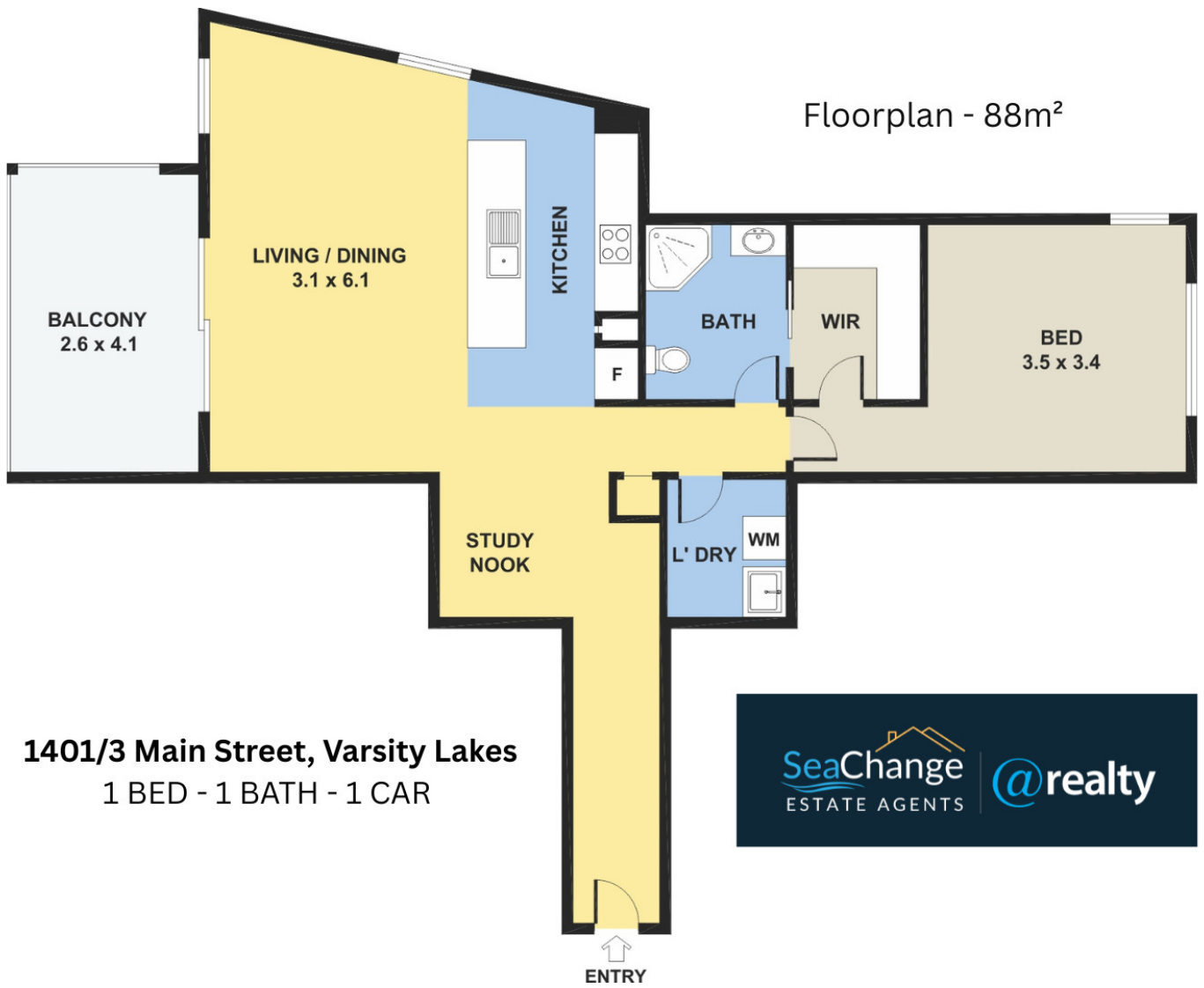
PRICE:  
\$67,250

OPEN FOR INSPECTION:  
N/A



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Floorplan - 88m<sup>2</sup>



1401/3 Main Street, Varsity Lakes  
1 BED - 1 BATH - 1 CAR



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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