

**\$790,000**

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6 Campelles Avenue Varsity Lakes QLD



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## EXECUTIVE RESIDENCE IN AS NEW CONDITION - SPACIOUS FAMILY HOME

This classy home is situated in the quite Varsity Shores Estate, surrounded by other stylish modern designed homes and established native trees. Perfect to live in or easy to lease out!

Situated in a peaceful street, you will love coming home to this stylish home, tastefully refurbished and professionally landscaped, nothing to do but enjoy the lifestyle, living in one of the most desirable areas of vibrant Varsity Lakes. Enjoy a glass of wine relaxing under the Bali Hut admiring the beautifully landscape garden and backyard. Above average Building and Pest Inspection already done.

This beautifully presented spacious (290m<sup>2</sup>) family home with soaring 2.7m high ceilings invites you to embrace a lifestyle of privacy and space. This home has a stunning and effortless open plan living that flows to the superbly appointed under cover entertaining area and easy-care garden, ideal for a pool (pool quote available on request from the agent).

This residence offers a versatile floor plan with multiple living areas and a media room catering to all family life, which makes it well suited for those who work from home, have teenagers who need their own space, or busy couples who like to be close to shopping, dining, and entertainment amenities.

Property features:

Set on a large 640m<sup>2</sup> block of land with stunning street appeal, the house comprises of 4 bedrooms, plus study, 2 bathrooms, multiple living areas, and a double lockup garage. Freshly repainted throughout with new carpet in all the bedrooms.

- Luxury spacious master with walk in robe and ensuite with double basins
- 3 huge bedrooms with built in robes, plus a study (potential 5th bedroom)
- Main Bathroom with separate shower/bathtub
- Modern kitchen with granite bench tops, breakfast bar, and stainless-steel appliances
- Open plan tiled living and dining areas plus a separate carpeted lounge
- Media room or play room outside the bedrooms
- Ducted air-conditioning throughout
- Separate spacious laundry with linen cupboard
- Paved courtyard with Bali Hut retreat
- Plenty of room for a pool
- Automatic double garage with internal access
- Immaculately maintained timber feature decking
- Fully fenced garden
- Solar panels

Conveniently located only a short stroll to Varsity College, Bond University, local restaurants and shops:

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- 3 mins to Rail station
  - 3 mins to M1
  - 5 mins to Varsity College
  - 7 mins to Robina Town Centre
  - 8 mins to Bond University
  - 12 mins to the beach

For inspection dates and times- please call Tracy D'Anna on 0402 997 450



**Tracy D'Anna**

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