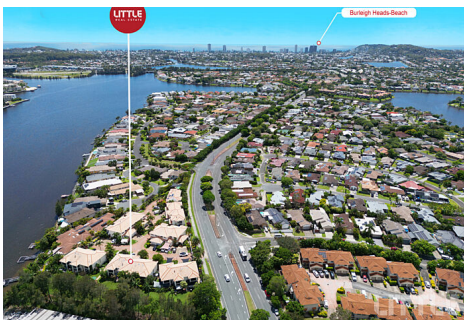


offers over \$810k

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6/323 Christine Avenue VARSITY LAKES QLD



offers over \$810k

3 2 2



6/323 Christine Avenue VARSITY LAKES QLD

Modern Townhouse in the Heart of Varsity Lakes

If you are searching for a modern 3-bedroom townhouse, with privacy and easy maintenance, this home offers a comfortable and convenient lifestyle in a sought-after location. With 3 bedrooms, 2 bathrooms, and 3 toilets, this property is perfect for families or those looking for extra space and maintenance free lifestyle.

The townhouse boasts hybrid flooring throughout all rooms and areas and fully renovated bathrooms with high quality materials, a generous building area, providing ample room for relaxation and entertainment. The interior features a well-designed layout, built-in robes, dishwasher, and an internal laundry. The property also offers the convenience of a remote garage and secure parking.

Step outside onto the balcony and enjoy the fresh air, glimpses of Lake Orr with privacy and perfect for outdoor activities and entertaining guests. The architecture of the property is both stylish and functional, creating a welcoming atmosphere. The open plan living area seamlessly connects the kitchen, dining room, and living room, creating a spacious and inviting atmosphere with no neighbours at the back, providing peaceful view of tree and lake and privacy.

Located in a prime position so close to the beach and also close to all amenities including schools, shops, and public transport. The nearby resort-style pool and BBQ area provides a refreshing escape during the summer months.

You will be pleased to inspect a clean and tidy home that features:

- Open plan living on lower level which opens to a small patio and fully fenced courtyard
- 3 bedrooms and 2 bathrooms upstairs
- Guest powder room downstairs plus separate laundry room
- Lock up garage plus additional space for a second car
- Direct access to the reserve and Lake Orr for fishing and water sport activities
- Boutique complex of only 22 units
- Resort style pool with BBQ area and visitor car parking
- Secure Gated Complex with Intercom and Onsite Complex Manager
- Body Corp approx. \$112 per week
- Varsity College Prep to Year 12 school catchment zone
- Walking distance to Lake Orr, Schools, local cafes, parks, ALDI & public transport

This boutique complex is located on the doorstep of the Sports House sailing club, Aldi shopping centre, Varsity College Primary school and the kilometres of boardwalks around Lake Orr.

Contact Kyle Truscott for more information on 0414 779 666.

Important Notice: - We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate. Prospective buyers should make their own enquiries to satisfy themselves as to its accuracy. Although high standards have been used in the preparation of this document, no legal responsibility can be accepted for any loss or damage resulting from the content or the use of this information. Any photographs show only certain parts of the property as it

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appeared at the time they were taken. Areas, amounts, measurements, distances and all other numerical information is approximate only.

Disclaimer:

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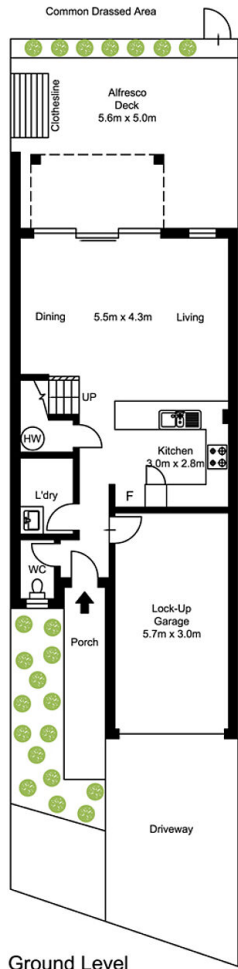
This property is being sold by without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes

offers over \$810k

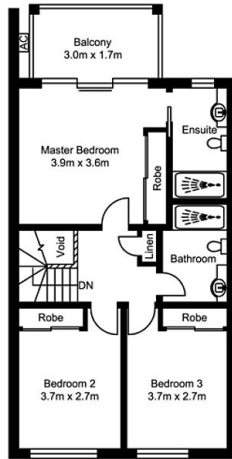
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Ground Level



Upper Level

Approximate Floor Area
Ground Level 67 sq.m
Upper Level 58 sq.m
Total 125 sq.m

LITTLE
REAL ESTATE
6/323 Christine Avenue,
Varsity Lakes



Floor Plan by Aspire Photography & Styling

Disclaimer: This floor plan has been prepared for marketing purposes and is intended for illustrative purposes only. Whilst every attempt has been made to ensure accuracy, all measurements are approximate, and no responsibility is taken for the accuracy or completeness of the contents.