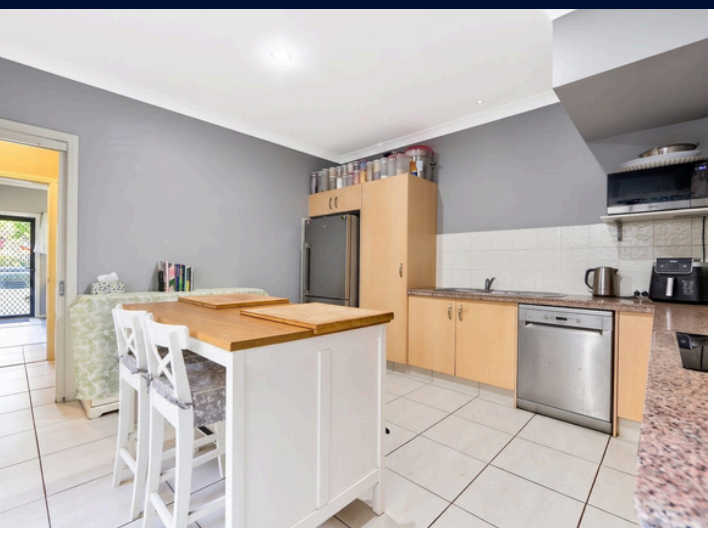
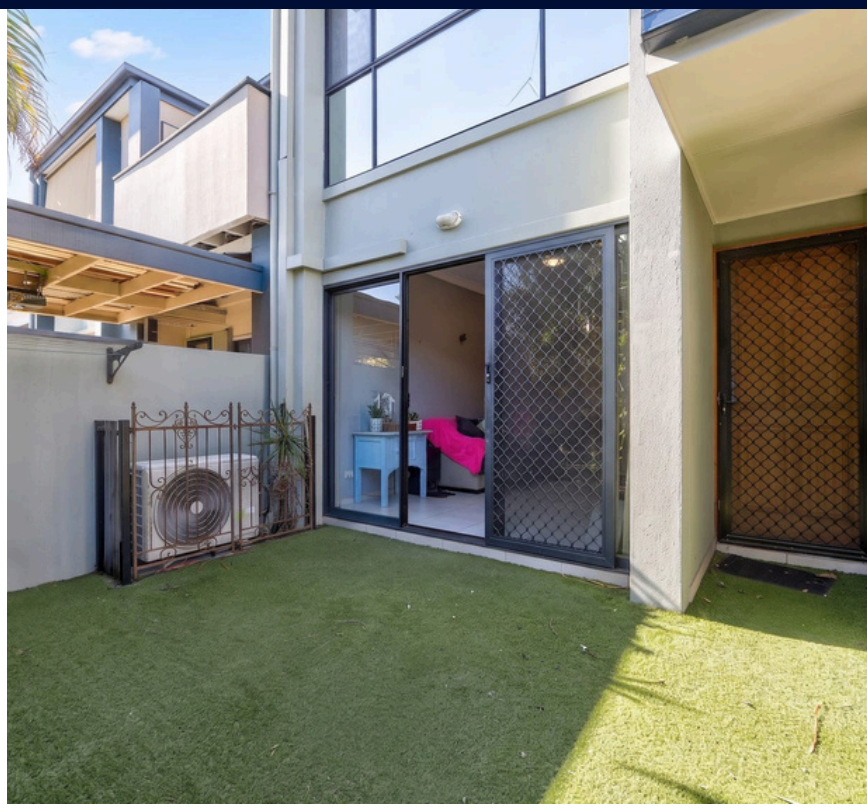
RE/MAX PROPERTY CENTRE

SALE



122 Varsity Parade, Varsity Lakes QLD 4227









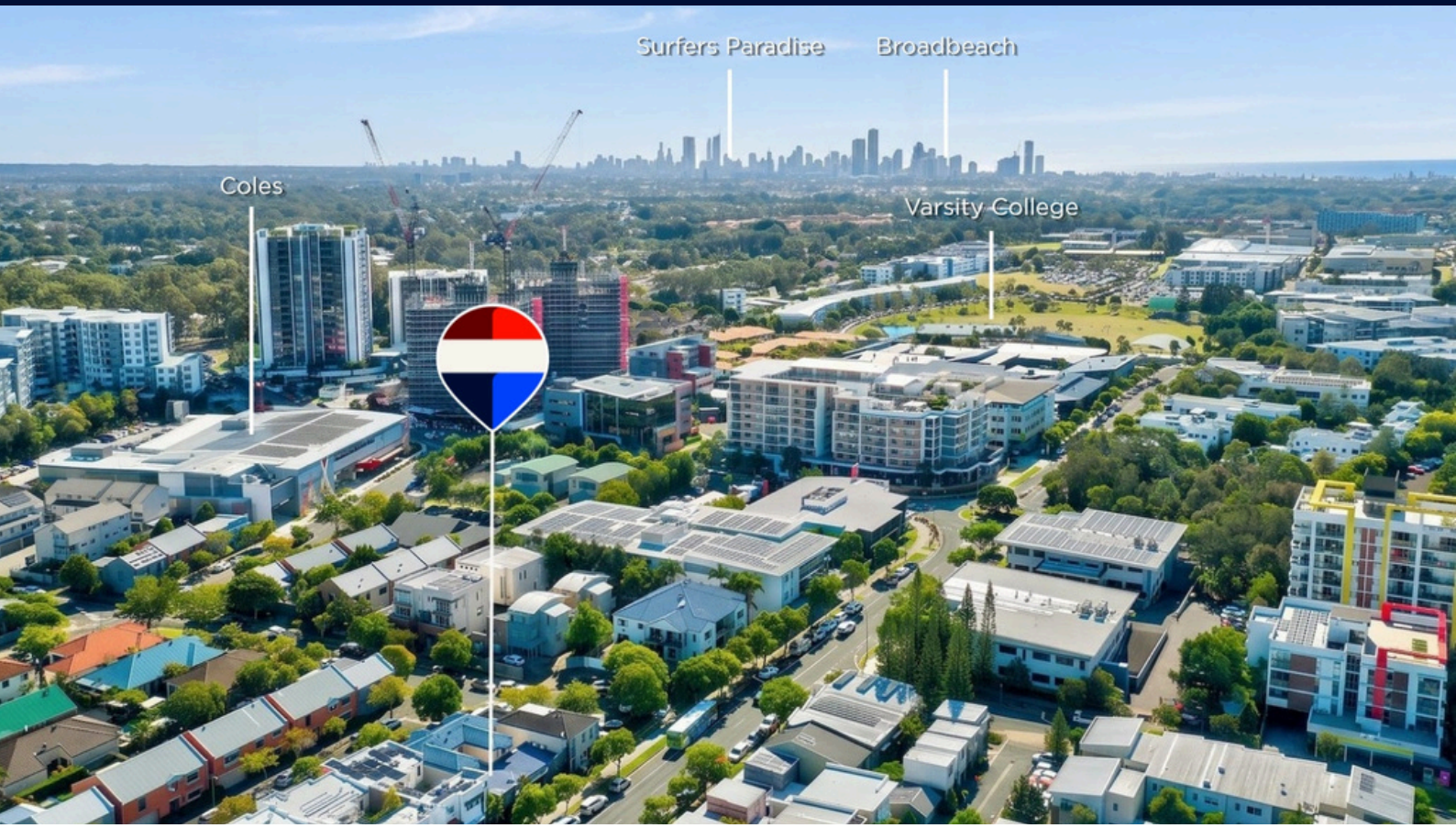




Danny Woolbank
M: 0414 946 127
E: danny.woolbank@remax.com.au



Kb Seo
M: 0431 142 818
E: kb.seo@remax.com.au



122 Varsity Parade, Varsity Lakes QLD 4227

An exceptionally versatile property offering the rare combination of prominent commercial exposure at the front and a family residence at the rear - all on freehold land with double street frontage - No body corp fees.

COMMERCIAL / HOME BUSINESS SPACE - VARSITY PARADE FRONTAGE
Positioned on one level with direct access and excellent exposure to Varsity Parade, the front section features:

- Welcoming reception and waiting area.
- Separate private office.
- Dedicated treatment or consulting room.
- Air conditioning.
- Bathroom and separate powder room.
- Excellent exposure to Varsity Parade.
- Freehold land with valuable double street frontage.
- An ideal setup for a professional office, consulting business, beauty or wellness services, or a range of other home-business opportunities.

FAMILY RESIDENCE - LONSDALE PLACE ACCESS
Privately positioned at the rear and spread across two levels, the residential component offers plenty of space for comfortable family living.

Features include:
- Spacious open-plan living and dining area with alfresco area access.
- Large entertainer's kitchen flowing directly to the outdoor area.
- Private and relaxing covered alfresco area.
- Fully fenced courtyard.
- 4 bedrooms, with the fourth bedroom located downstairs in the converted garage area.
- Generous master bedroom complete with ensuite, walk-in robe and private balcony.
- Air conditioning.
- Feature bamboo flooring to selected areas.
- Separate rear access from Lonsdale Place.
- Double tandem car accommodation.

4 Bed | 3 Bath | 2 Car

Sale: Offers over $1,249,000

Total Internal Size: Approx 195m^2*
Land Size: Approx 185m^2*

Year Built: 2004

Aspect: North

Council Rates:
Approx $1,526.92 per 6 months*

Water Rates:
Approx $661.14 per 3 months* based on usage.

Current Rent:
$1,100 per week - month to month lease

Rental Appraisal:
$1,100 - $1,200 per week*

Scan the QR Code for additional information on the property.

*All information contained is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy & interested parties should rely on their own enquiries.

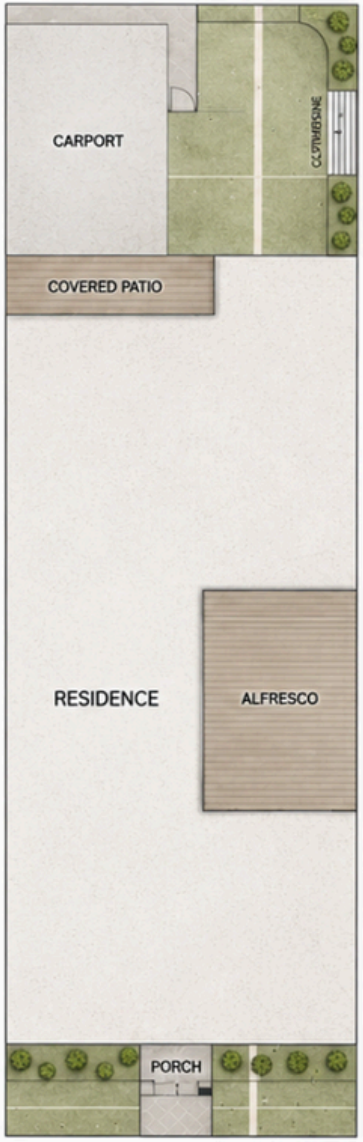
REMAX PROPERTY CENTRE



GROUND FLOOR



FIRST FLOOR



REMAX Property Centre

4 Bed | 3 Bath | 2 Car

Total: 195m²

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Gives no guarantee or warranty over the accuracy of this plan.

Shop 17, 15 Victoria Avenue, Broadbeach Qld 4218 | PH: (07) 5629 7735