



INVESTMENT OVERVIEW

STRONG CAPITAL GROWTH, HIGH RENTAL YIELDS
AND A PREMIUM INVESTMENT LOCATION

COMO
VARSITY LAKES



LOCATION & ACCESSIBILITY

VARSITY LAKES

0.6%

VACANCY RATE - JULY 2025

53

WALK SCORE

Some errands can be accomplished on foot

UP TO
12%

RENTAL YIELDS FOR APARTMENTS

Expected gross rental yields can range depending on your choice of permanent rentals or short-term holiday letting options.

9.5%

MEDIAN PRICE GROWTH IN THE
LAST 5 YEARS

Centrally located on the Gold Coast, Varsity Lakes is renowned for its balance of lifestyle and connectivity. Surrounded by Lake Orr's natural beauty and supported by nearby education, retail, and health precincts, it offers residents exceptional convenience with easy access to major transport links. This combination of accessibility, amenity, and lifestyle appeal positions Varsity Lakes as a prime location for strong property growth and investment.

WHY BUY OFF-THE-PLAN?

Lock in today's price before completion

Time to prepare finances while equity potentially grows

Tax advantages: depreciation on new builds

Opportunity to choose your preferred apartment and upgrades

WHY CHOOSE COMO?

Prime Gold Coast location in sought-after Varsity Lakes

Direct access to Lake Orr's waterfront lifestyle

Walk to Bond University, cafes, shops, and public transport

Contemporary architecture with quality finishes throughout

Resident amenities including pool, gym, and rooftop entertaining spaces

Strong investment appeal:

- Consistent rental demand from students, professionals, and families
- Attractive yield potential and long-term growth prospects

Flexible options: ideal for living, renting, or investment



CAPITAL GROWTH BEGINS BEFORE COMPLETION

DEVELOPER TRACK RECORD

Red & Co. are a trusted Brisbane-based developer committed to creating high-quality, enduring residential communities that continue to reward buyers well beyond settlement. Their portfolio includes carefully designed apartments and townhomes across South East Queensland, consistently demonstrating strong capital growth and long-term investment appeal from off-the-plan sales through to resale.



Downsizer

SECURE NOW. SELL LATER.

USE THE EQUITY IN YOUR CURRENT HOME TO LOCK IN YOUR NEW APARTMENT - WITH DOWNSIZER.

Our Downsizer Bond is a smart alternative to upfront cash deposits, bridging loans or reverse mortgages. If your wealth is tied up in assets, the bond allows you to purchase a new home without needing immediate cash. You simply pay the full amount — including what would have been the deposit — at settlement. Just provide proof of assets. That's enough for us.

Why choose the Downsizer Bond:

- Buy your next home without selling investments or unlocking cash
- Stay in your current home until you're ready to move
- Keep your investments working for you until settlement
- No interest charges or hidden fees — just transparent pricing
- Simple application, with bonds issued in as little as 24 hours
- Flexible terms, available for up to 5 years
















downsizer.com/deposit-bond



THE IDEAL INVESTMENT IS THE ONE SOMEONE ELSE PAYS FOR
















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PERMANENT RENTAL APPRAISALS

 1	 1	 1	\$850 - \$950 p/w	Yield: 4.7% - 4.9%*
 2	 2	 2	\$1200-\$1300 p/w	Yield: 4.6%- 4.9%*
 2+MPR	 2	 2	\$1300-\$1400 p/w	Yield: 4.7%*
 3	 2	 2	\$1400-\$1500 p/w	Yield: 3.7% - 4.1%*
 3 Dual Key	 2	 2	\$1600-\$1700 p/w	Yield: 3.9% - 4.6%*

2

SHORT TERM RENTAL APPRAISALS

 1	 1	 1	\$950-1050 p/w	Yield: 5.2% - 5.4%*
 2	 2	 2	\$1200-\$1300 p/w	Yield: 4.2%-4.5%*
 2+MPR	 2	 2	\$1350-\$1450 p/w	Yield: 4.9%*
 3	 2	 2	\$1500-\$1600 p/w	Yield: 4% - 4.5%*
 3 Dual Key	 2	 2	\$1700-\$1800 p/w	Yield: 4.2% - 4.9%*

Disclaimer: Financial returns and projections are based on an assumed 70% average overnight occupancy. Actual results may vary with seasonality, market conditions, competition, economic factors, regulations, and unforeseen events. These figures are illustrative only and do not guarantee future performance. Investors should conduct their own due diligence and seek independent financial advice before making decisions. Past performance or market averages should not be relied upon as indicators of future results.



Continued

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1

1

1

\$450 per night

Yield: 11.3%-12%*

2

2

2

\$550 per night

Yield: 4.3%- 4.6%*

2+MPR

2

2

\$600 per night

Yield: 10%-10.7%*

3

2

2

\$700 per night

Yield: 8.5%-10%*

3 Dual Key

2

2

\$800 per night

Yield: 9.1% - 11.5%*

DEPRECIATION SCHEDULE

To support your investment decision, we have detailed depreciation schedules available, structured for optimal tax efficiency with division 40 & 43 benefits. **ASK YOUR SALES AGENT FOR A COPY.**





PICTURE-PERFECT
FACILITIES DRIVE ~13%
HIGHER OCCUPANCY

Sources: Airbnb

AMENITY-DRIVEN APPEAL

DESIGNED FOR LIVING & SHARING

Wellness zones and photogenic design boost occupancy in the competitive short-stay market.



WHY THE GOLD COAST. WHY NOW.

A booming tourism economy, infrastructure pipeline, and lifestyle migration are fueling unprecedented demand.



LOCATION & ACCESSIBILITY

Positioned for lifestyle. Connected for growth

10

MINUTES TO GOLD
COAST AIRPORT

6min

TO ROBINA TOWN CENTRE

60

MINUTES TO BRISBANE VIA EASY
ACCESS TO THE M1 HIGHWAY

INFRASTRUCTURE & PLANNING

Public and private investment is reshaping the Gold Coast into a future-ready hub.

\$25M

VARSITY STATION VILLAGE

TOURISM & ECONOMY

Australia's #1 lifestyle destination—with the numbers to back it up.

13M

TOURISTS IN 2024

\$8.1B

ANNUAL TOURISM SPEND
(UP 37% FROM PRE-PANDEMIC)