



COMO

V A R S I T Y L A K E S



Your Exclusive Pre-Release Opportunity

COMO

VARSITY LAKES



COMO

VARSITY LAKES

COMO, named after the iconic lake town that evokes calm, connection and effortless style, embodies waterside serenity and elevated coastal living.

Perfectly positioned in the heart of Varsity Lakes, this refined development blends architectural elegance with the relaxed rhythm of the Gold Coast. With sleek modern design, lush green spaces and a lifestyle-driven location near water, education and enterprise, COMO offers a fresh perspective on contemporary living — where every detail reflects balance, beauty and belonging.



THE TRUSTED PROJECT TEAM

A successful development relies on a strong, cohesive team. At COMO, the collaboration between Red & Co and our trusted partners, ensures every aspect—from design and construction to management and long-term value—is executed with expertise. Our seamless approach creates more than just residential buildings; it delivers a well-integrated community designed for lasting success and profit for our investors.

DEVELOPER	BUILDER	ARCHITECT	PROPERTY MANAGER	INTERIOR DESIGNER
Red & Co. Developments	5 Point Projects	BDA Architecture	Red & Co. Rentals	BDA Architecture
Red & Co.	5POINT	bda	Red & Co.	bda



THE RED & CO. PROJECT TRACK RECORD



Red & Co is a Brisbane based privately owned Residential Development Group. Red & Co strive to build you an exceptional product and provide you with a team dedicated to ensuring that your investment will be well developed, managed and maintained.

500+

Completed
500+ apartments & townhouses
within Brisbane.

26

26 projects
successfully &
profitably
completed.

\$650m

End value
of **\$650m+**.



Significant
**property management
portfolio & long term
owners** of real estate
in all completed projects.



OUR CURRENT RED & CO. PROJECTS



COMPLETED - DECEMBER 2024



COMPLETED - MAY 2025



UNDER CONSTRUCTION



UNDER CONSTRUCTION



Robina
Town Centre

↙ 10 mins

Varsity Lakes
Train Station

↙ 8 mins

Varsity College

Southport

Main Beach

Surfers Paradise

Broadbeach

Mermaid Beach

Nobby Beach

Miami



Bond University

Burleigh Waters

LAKE ORR

Varsity Lakes



BALANCE, BEAUTY & BELONGING

Limited to just 156 one, two, and three-bedroom, two-bathroom residences, COMO Varsity Lakes offers spacious, modern apartments in a beautifully landscaped boutique development.

Perfectly positioned at 22 Lake Street, this thoughtfully designed complex combines tranquil, lakeside living with vibrant urban convenience.

Bordering Bond University and located just moments from leafy parklands and a thriving café and dining precinct, COMO is surrounded by top-tier schools, shopping hubs and key Gold Coast transport links. With high-quality finishes throughout, every apartment is crafted with care by 5 Point Projects and experienced developer Red & Co.

With construction to commence in quarter 1 2026, COMO presents a rare opportunity to secure a stylish, lifestyle-focused home in one of the Gold Coast's most sought-after neighbourhoods.



1, 2 & 3 BEDROOMS



2 & 3 BATHROOMS



1 & 2 CARPARKS

DUAL KEY OPTIONS



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VARSITY LAKES

Life on the Gold Coast is where laid-back days meet vibrant living — where the sun, sea and serenity become part of your everyday.



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- ~ 25 metre lap pool on rooftop.
- ~ BBQ and dining amenities.
- ~ Multiple rooftop Pickleball courts.



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VARSITY LAKES

- ~ Elevate your everyday with exclusive access to a private Wellness & Activity Centre.
- ~ Stay active in the fully equipped gym, designed for all fitness levels.
- ~ Recharge and unwind in the relaxing on-site sauna.
- ~ Boost recovery and wellbeing with invigorating plunge baths.



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- ~ Lush, meticulously landscaped gardens and serene green spaces.
- ~ Premium convenience with dedicated carparks for every residence, ensuring ample space and security.

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VARSITY LAKES

- ~ 2.7m high ceilings.
- ~ Timber floors throughout.
- ~ Floor to ceiling tiles in ensuites and bathrooms.



- ~ Floor to ceiling external doors.
- ~ Blinds to all windows and doors.
- ~ Multi-purpose rooms that can double as another bedroom.
- ~ Expansive courtyards and oversized balconies in every apartment.



COMO

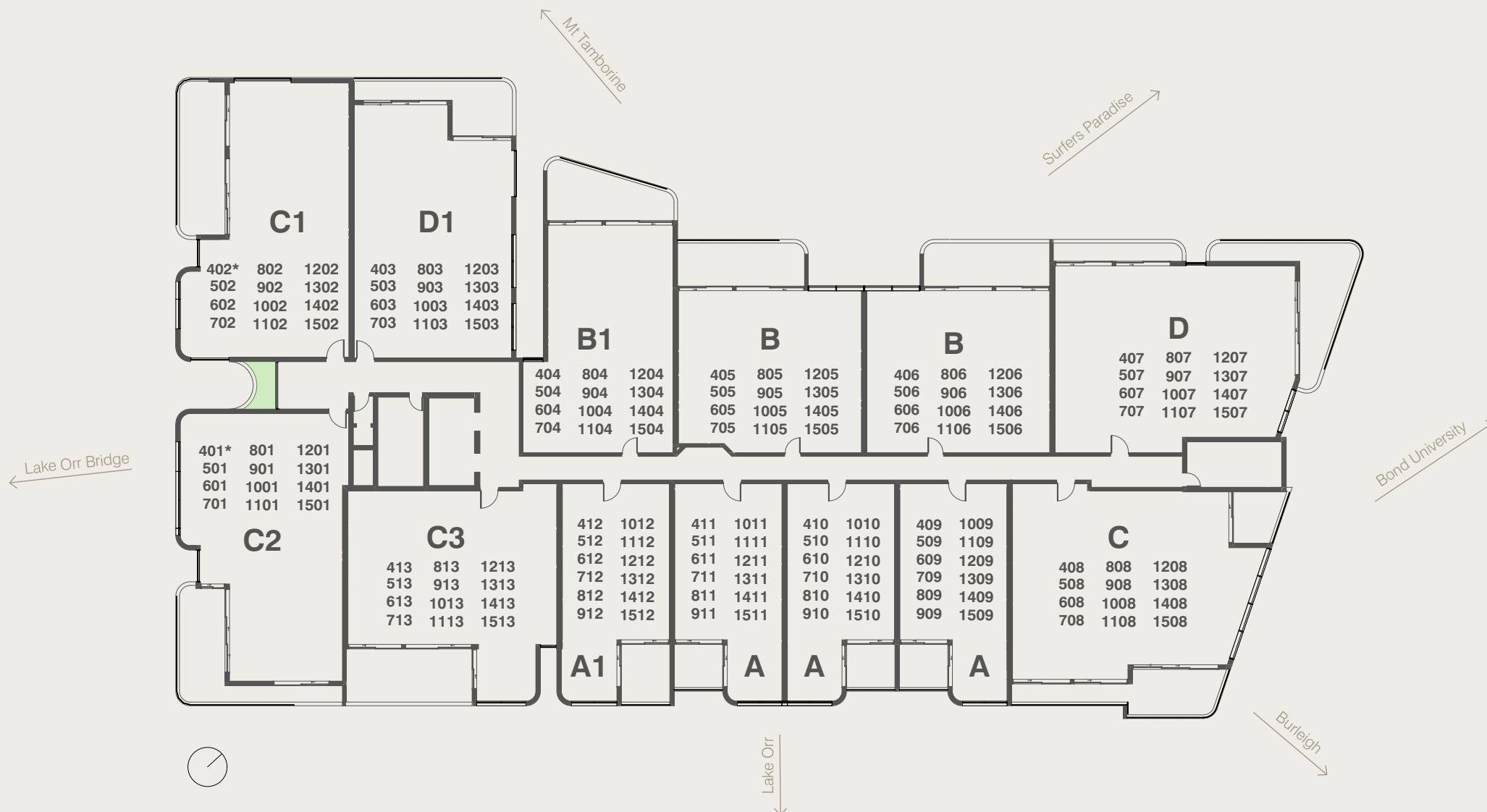
VARSITY LAKES



SITE PLAN

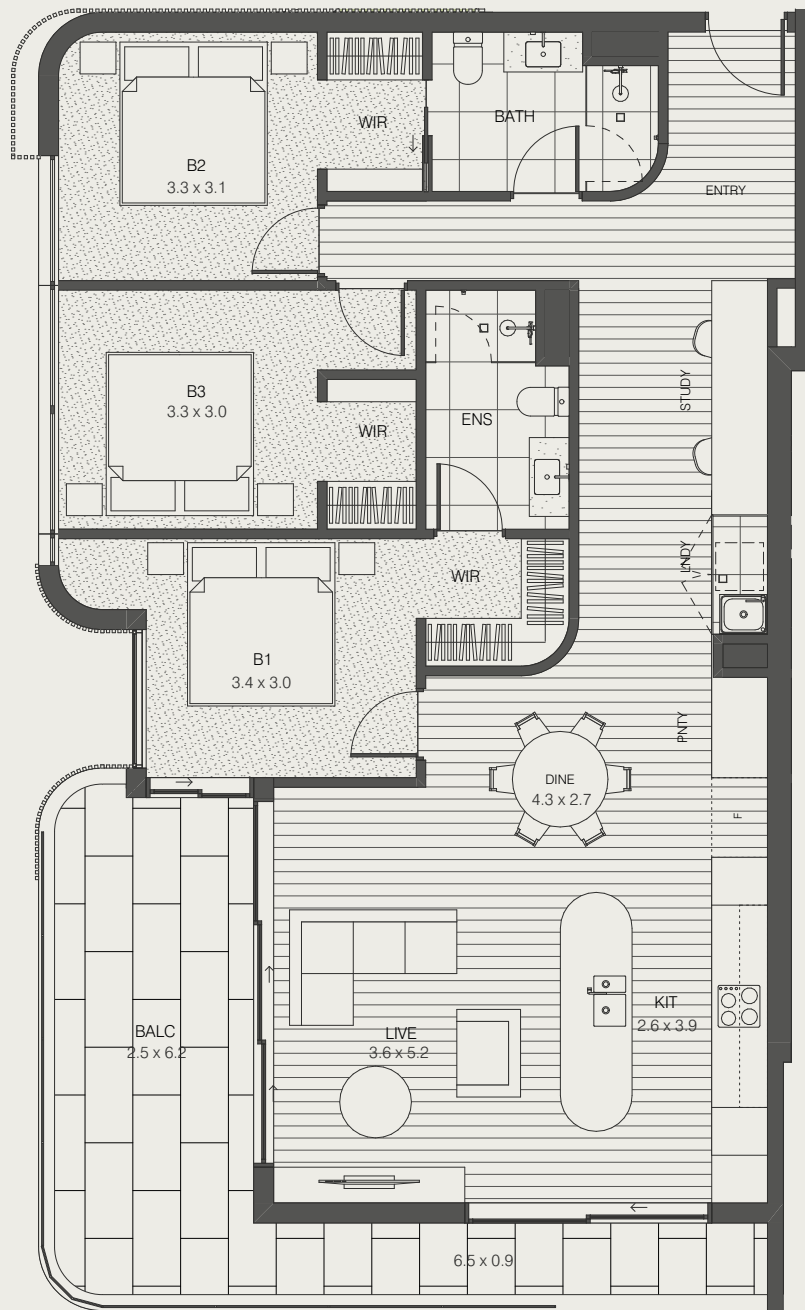
COMO

VARSITY LAKES



IMPORTANT DISCLAIMER. PLEASE READ CAREFULLY Indicative only. Dimensions, design features, floor areas, specifications and room configurations subject to change without notice. Any furniture shown is not included. The development is not completed and so the final product may differ from that depicted in this floorplan. Buyers should refer to and rely on the Identification Plan included in the Disclosure Documents. Subject to Variations in accordance with Contract Terms. Facade screening may vary based on unit locations.





COMO

VARSITY LAKES

APARTMENT TYPE C2

APARTMENTS

401(Sim), **501**, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501



3



2



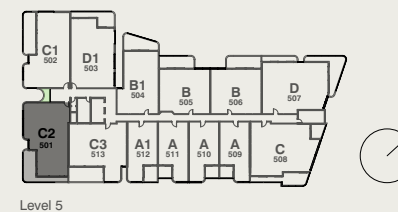
2

Internal 120m²

External 26m²

Total 146m²

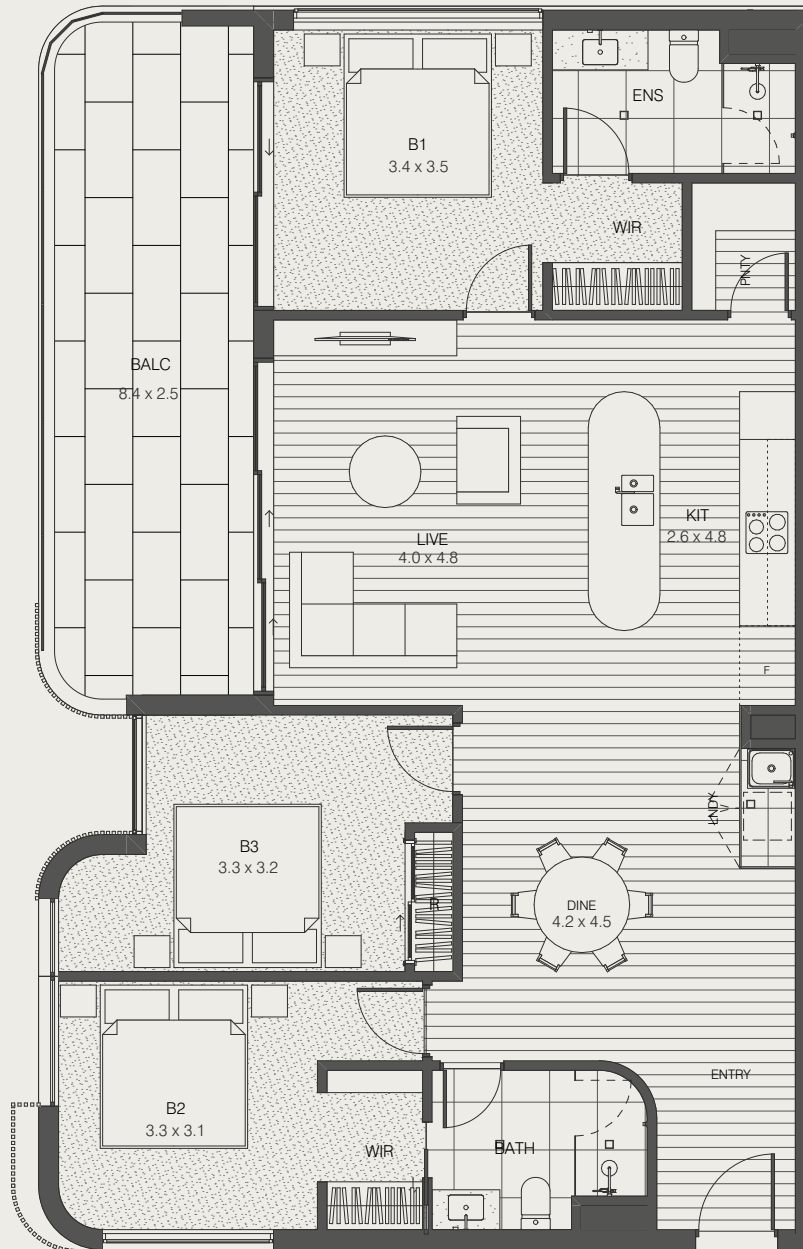
KEY PLAN



Level 5

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VARSITY LAKES

APARTMENT TYPE C1

APARTMENTS

402(Sim), **502**, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502

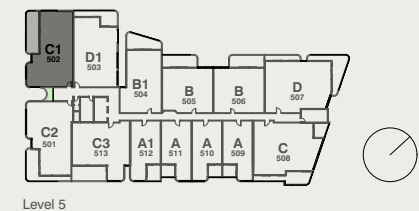


Internal 119m²

External 24m²

Total 143m²

KEY PLAN



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COMO

VARSITY LAKES

APARTMENT TYPE D1

APARTMENTS

403, **503**, 603, 703, 803, 903, 1003,
1103, 1203, 1303, 1403, 1503

 **3 (STUDIO)**  **2**  **2**

Internal 118m²

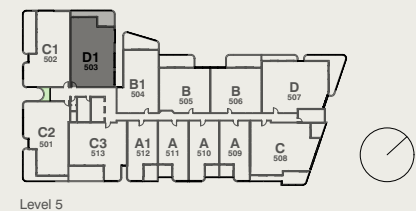
External 19m²

Total 137m²

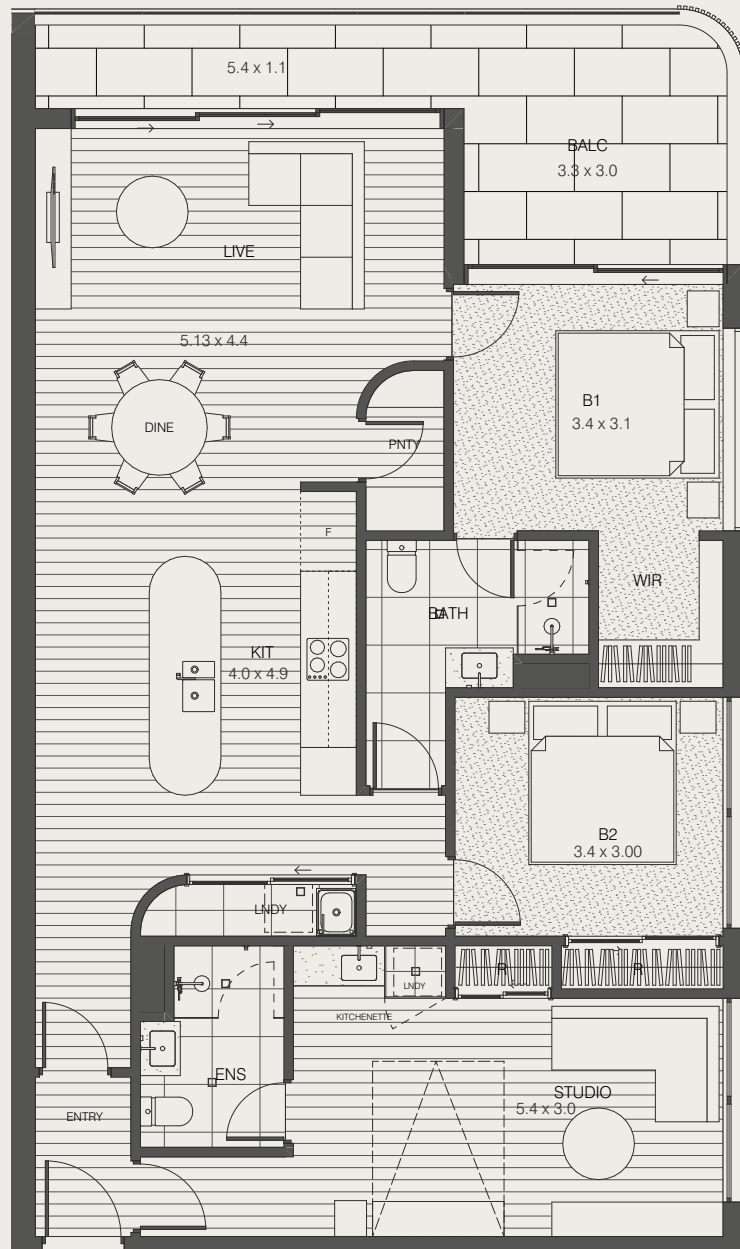
Studio 27m²

Studio Area taken from Unit Area as a separate calculation

KEY PLAN



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COMO

VARSITY LAKES

APARTMENT TYPE B1

APARTMENTS

404, **504**, 604, 704, 804, 904, 1004,
1104, 1204, 1304, 1404, 1504

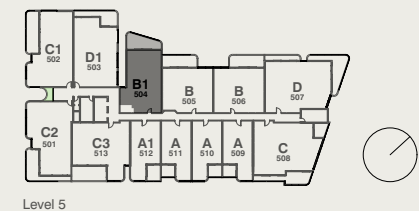


Internal 93m²

External 21m²

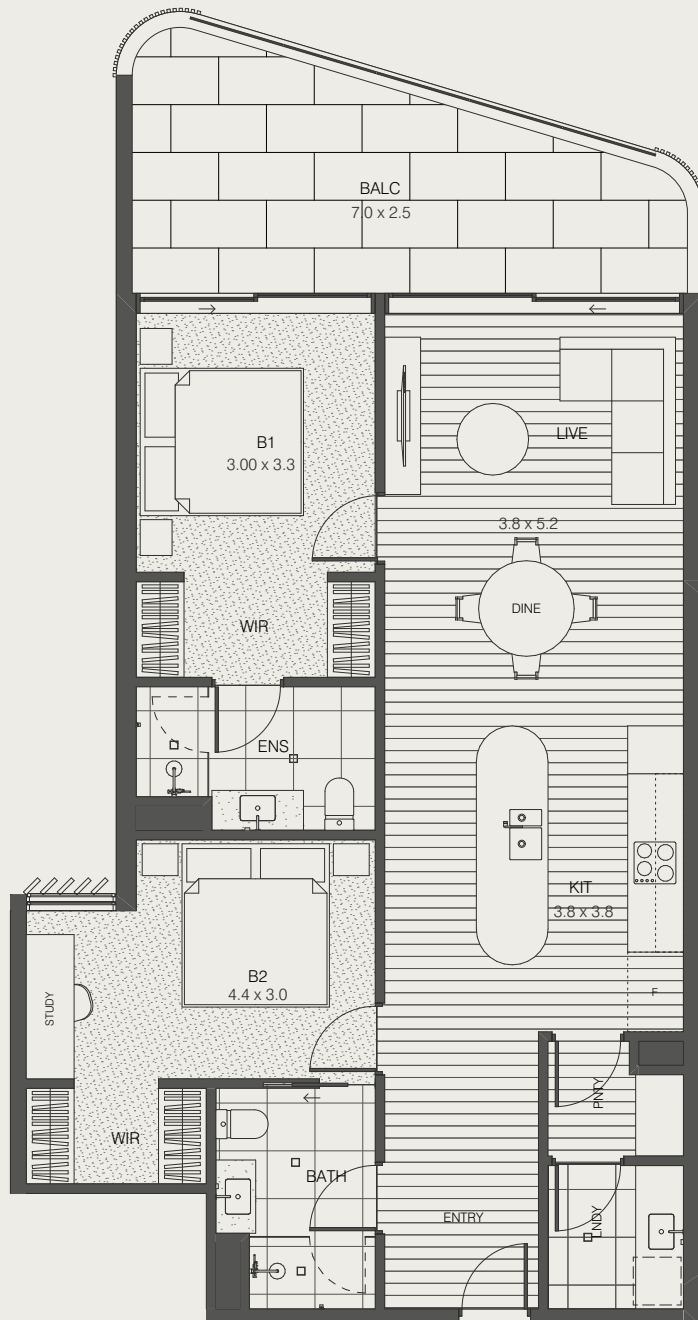
Total 114m²

KEY PLAN



Level 5

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COMO

VARSITY LAKES

APARTMENT TYPE B

APARTMENTS

405, **505**, 605, 705, 805, 905, 1005,
1105, 1205, 1305, 1405, 1505

 **2+MPR**

 **2**

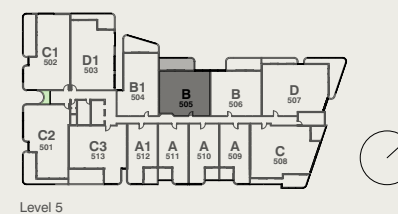
 **2**

Internal 92m²

External 20m²

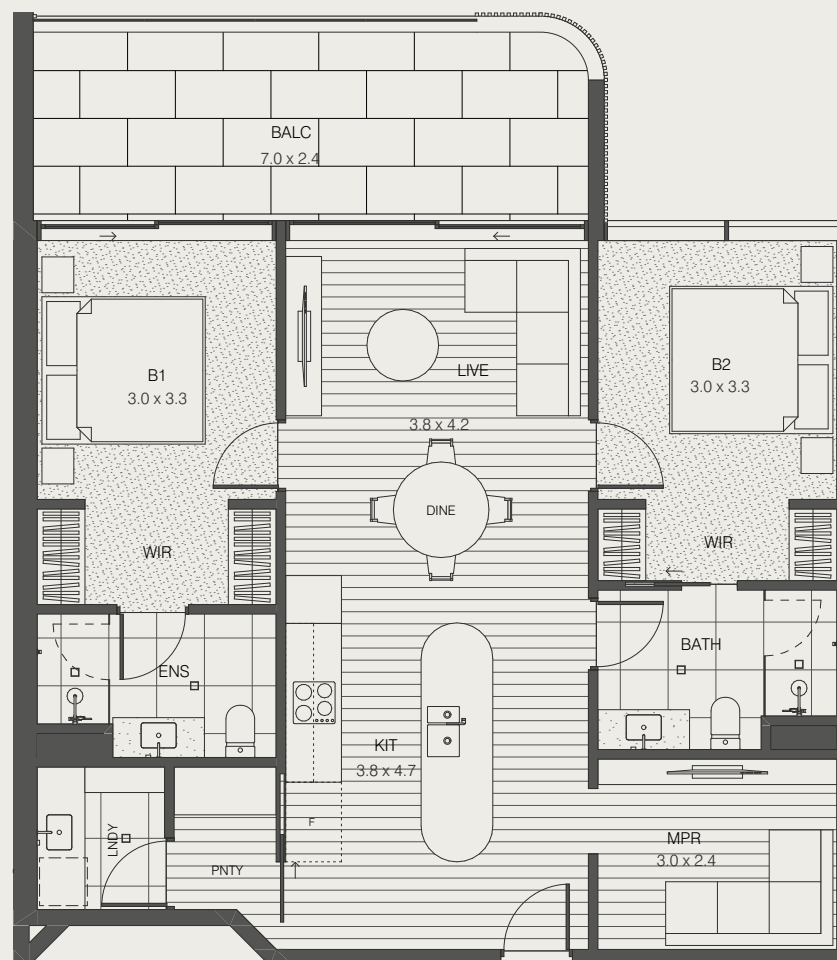
Total 112m²

KEY PLAN



Level 5

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COMO

VARSITY LAKES

APARTMENT TYPE B

APARTMENTS

406, **506**, 606, 706, 806, 906, 1006,
1106, 1206, 1306, 1406, 1506

 **2+MPR**

 **2**

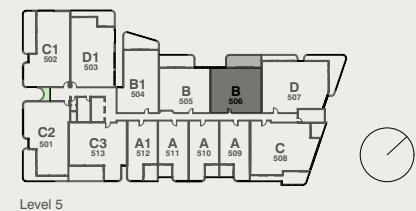
 **2**

Internal 93m²

External 20m²

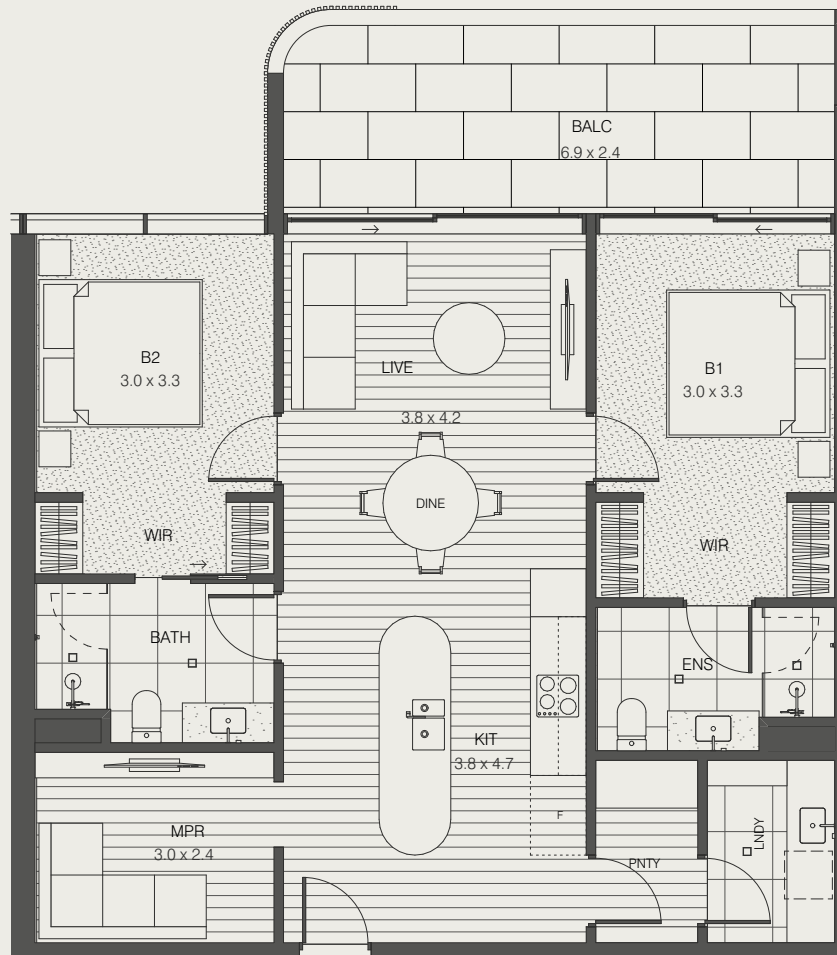
Total 113m²

KEY PLAN



Level 5

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VARSITY LAKES

APARTMENT TYPE D

APARTMENTS

407, **507**, 607, 707, 807, 907, 1007,
1107, 1207, 1307, 1407, 1507

 **3 (STUDIO)**  **3**  **2**

Internal 130m²

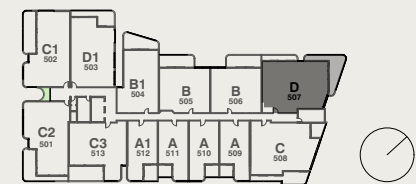
External 37m²

Total 167m²

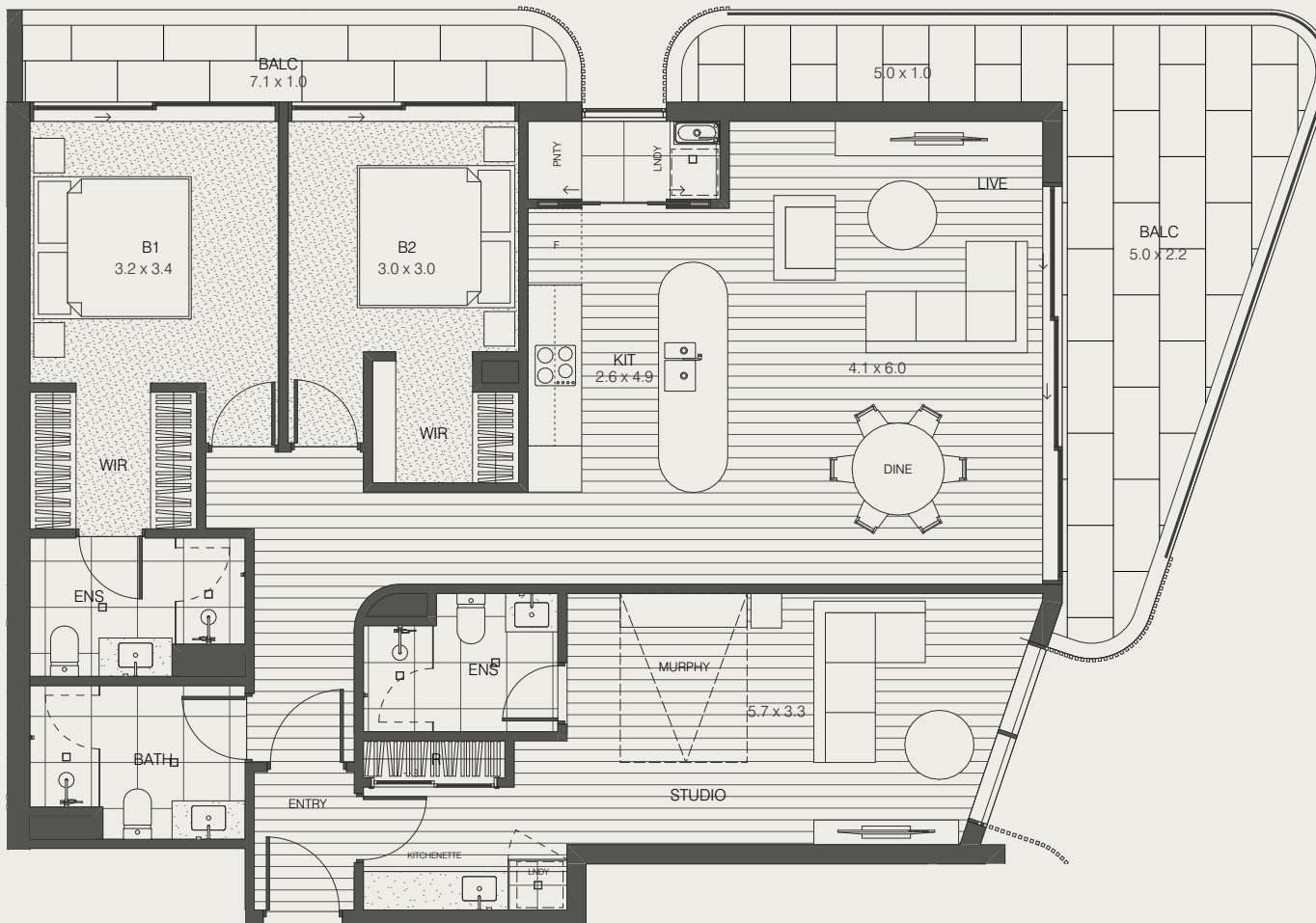
Studio 31m²

Studio Area taken from Unit Area as a separate calculation

KEY PLAN



Level 5



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VARSITY LAKES

APARTMENT TYPE C

APARTMENTS

408, **508**, 608, 708, 808, 908, 1008,
1108, 1208, 1308, 1408, 1508

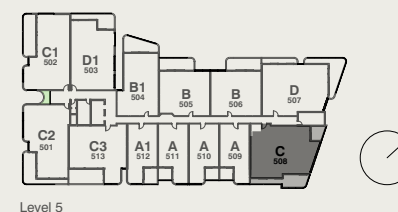


Internal 128m²

External 32m²

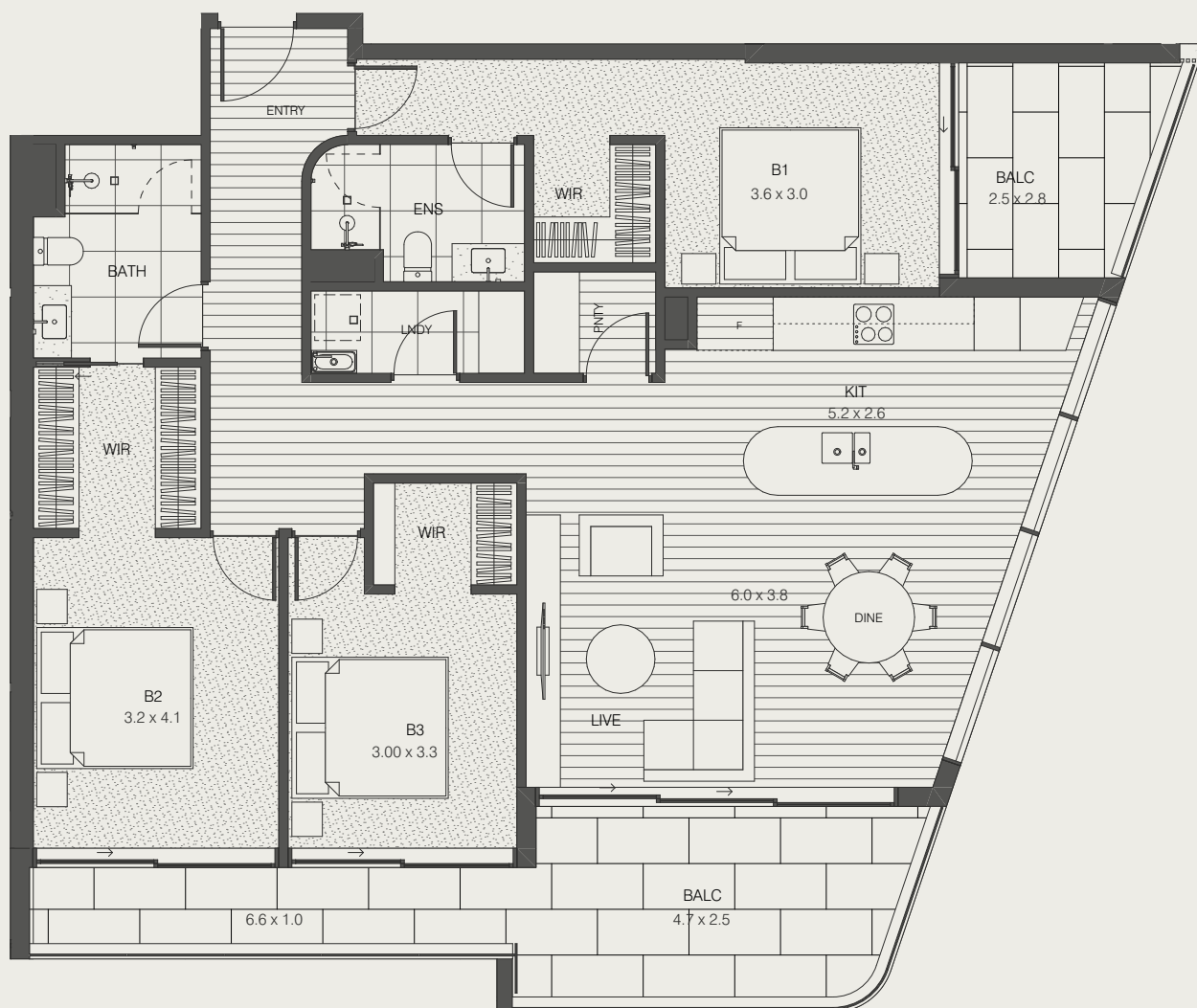
Total 160m²

KEY PLAN



Level 5

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VARSITY LAKES

APARTMENT TYPE A

APARTMENTS

409, **509**, 609, 709, 809, 909, 1009,
1109, 1209, 1309, 1409, 1509

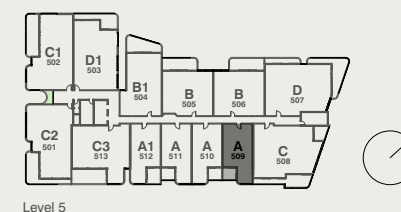


Internal 65m²

External 8m²

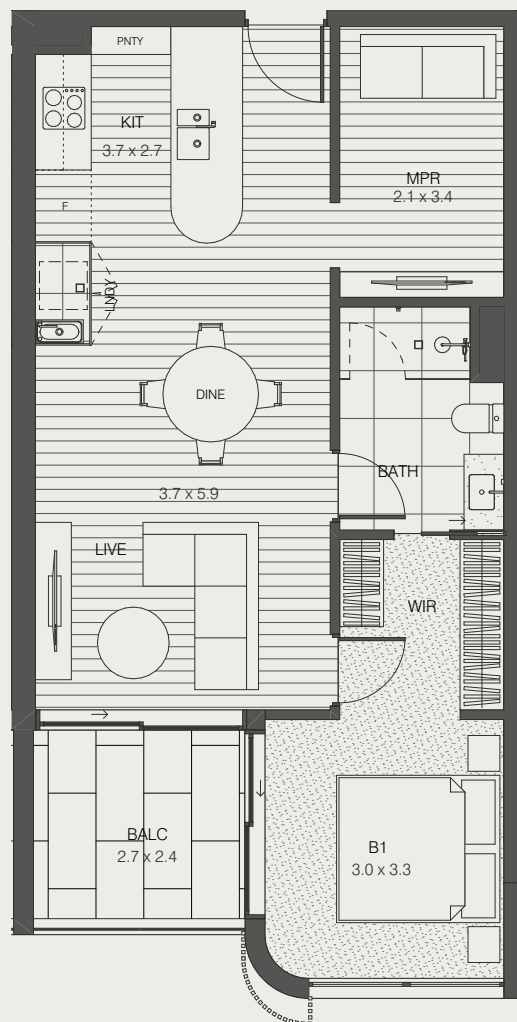
Total 73m²

KEY PLAN



Level 5

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VARSITY LAKES

APARTMENT TYPE A

APARTMENTS

410, **510**, 610, 710, 810, 910, 1010,
1110, 1210, 1310, 1410, 1510

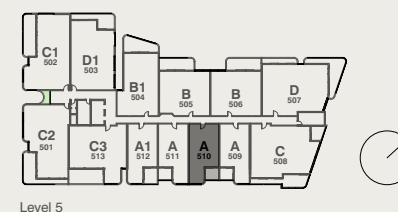


Internal 65m²

External 8m²

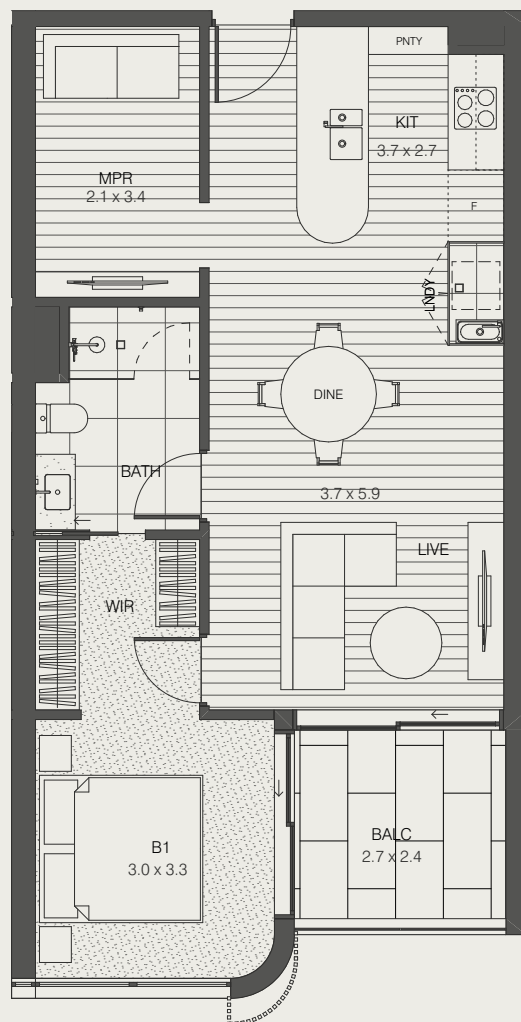
Total 73m²

KEY PLAN



Level 5

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VARSITY LAKES

APARTMENT TYPE A

APARTMENTS

411, **511**, 611, 711, 811, 911, 1011,
1111, 1211, 1311, 1411, 1511

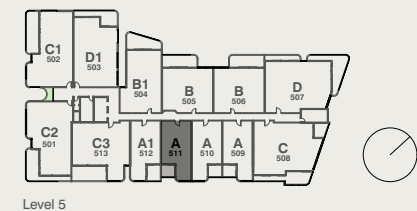


Internal 65m²

External 8m²

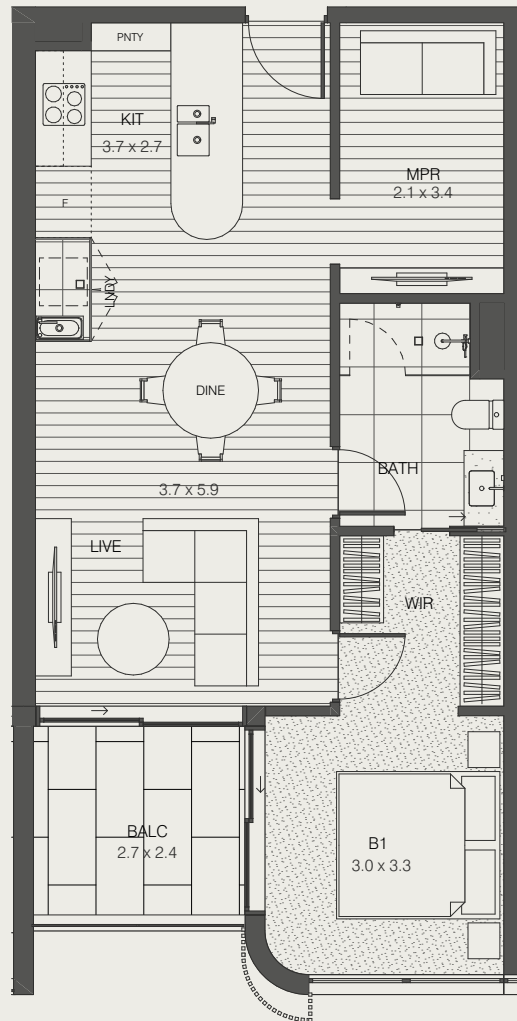
Total 73m²

KEY PLAN



Level 5

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VARSITY LAKES

APARTMENT TYPE A

APARTMENTS

412, **512**, 612, 712, 812, 912, 1012,
1112, 1212, 1312, 1412, 1512

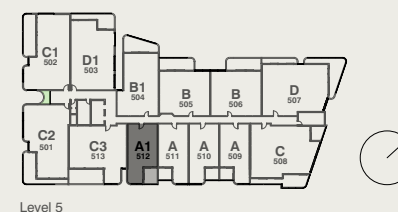


Internal 65m²

External 10m²

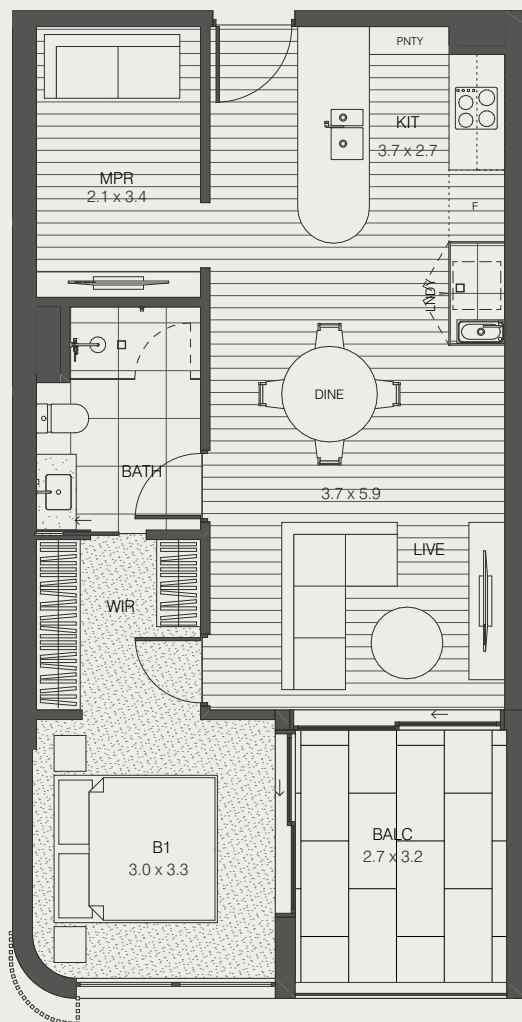
Total 75m²

KEY PLAN



Level 5

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VARSITY LAKES

APARTMENT TYPE C3

APARTMENTS

413, **513**, 613, 713, 813, 913, 1013,
1113, 1213, 1313, 1413, 1513

 **3+MPR**

 **2**

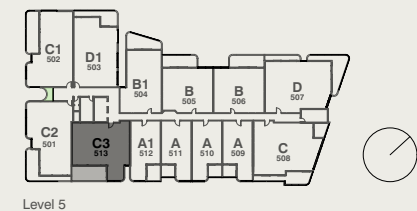
 **2**

Internal 113m²

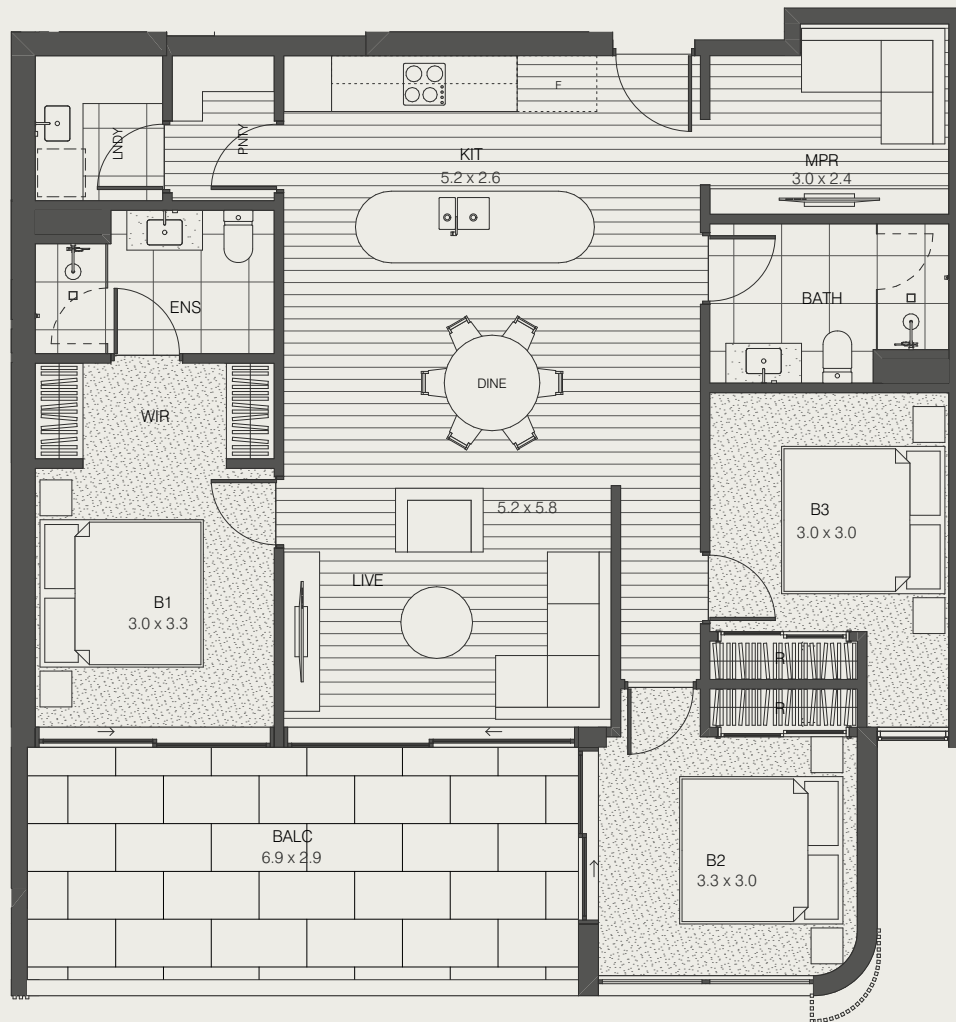
External 23m²

Total 136m²

KEY PLAN



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Red & Co.

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