

**1/7-9 Illawong Street, Chevron Island, Qld 4217**

**Sold Unit**

Wednesday, 8 May 2024



1/7-9 Illawong Street, Chevron Island, Qld 4217

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Robert Bannister

1300205552

**\$470,000**

Introducing a charming opportunity at 1 / 7-9 Illawong Street, Chevron Island - a practical and cozy one-bedroom ground floor apartment that's ideal for those seeking a comfortable and convenient lifestyle. This property is perfect for individuals or couples who appreciate being close to the beach and enjoy the benefits of living in a vibrant community. The apartment features a single, well-sized bedroom that offers a built-in wardrobe. The accompanying bathroom is neat and functional, catering to all your essential needs. The living area, compact yet comfortable, is coupled with a practical kitchen space, suitable for everyday living and occasional entertaining. The apartment features an expansive, fully fenced outdoor living area, offering ample space for various activities. It's perfect for setting up a BBQ and outdoor dining setup, with plenty of room remaining for a children's play area. Additionally, there's enough space to cultivate a small garden adding a touch of nature to your outdoor experience. One of the key advantages of this property is the inclusion of a dedicated carpark, providing off-street parking which is a valuable asset in this popular area. For those who enjoy the outdoors, the complex includes a communal pool - a nice spot for a leisurely swim or to enjoy the sunny Gold Coast weather. Location-wise, you're just a short stroll from the beach, making it easy to enjoy the coastal lifestyle without being in the midst of the hustle and bustle. Whether it's for morning jogs along the shore or peaceful evening walks. Chevron Island itself offers a friendly community atmosphere with convenient access to local cafes, restaurants, and shops. You'll find most things you need right in the neighborhood, striking a balance between quiet island living and easy access to urban amenities. This property at 1 / 7-9 Illawong Street is a solid choice for those looking for a manageable, well-located home in a desirable area. It's an invitation to enjoy a relaxed lifestyle with the benefits of beach proximity and community living. If you're interested in a straightforward, comfortable living space on Chevron Island, this could be the ideal place for you. Potential rental income is around \$500 per week Council rates are approximately \$1,957 per year Body Corporate Sinking Fund & Levys are approximately \$56 per week Water rates are approximately \$25 per week