

**1 Barranbali Street, Surfers Paradise, Qld 4217**



**Duplex/Semi-detached For Sale**

Friday, 24 May 2024

1 Barranbali Street, Surfers Paradise, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Russell Rollington  
0755385777



Bob Rollington  
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## Expressions of Interest close 20 June 2024

Rare opportunity to secure this unique, character filled, single level, corner positioned duplex - right in the heart of vibrant & popular Chevron Island. Offering so much potential and upsides! As soon as you enter be surrounded by secluded & lush tropical, fully walled gardens. The unique single level floor plan (no stairs) offers a functional, private and secure lifestyle. Fully tiled living areas, high ceilings throughout, solid construction and plenty of natural light. On a prime corner position the living areas have both North and East aspects to enjoy year round comfort. Enjoy effortless indoor/outdoor living with undercover outdoor living and dining area, separate court-yards & full security. The property further features a large eat in kitchen with plenty of bench space, generous sized living area, large bedrooms with built-ins and fully tiled bathrooms. Fully ducted and split system air-conditioning throughout. A wonderful lifestyle opportunity awaits within the vibrant Chevron Island, only a short stroll to Chevron Island's best coffee shops for your morning coffee. Great cafes, restaurants, bars, grocers, doctor, dentist, chemist etc on the island and close to Surfers Paradise beach and CBD's.

- Prime corner single level duplex on Chevron Island
- Ideal North and East aspects, private and secure
- Generous open plan living and dining area with high ceilings
- Eat in style kitchen with plenty of bench space and storage
- Light filled, superb indoor/outdoor living, garden & court yards, low maintenance
- 2 bedrooms (potential to convert to a 3rd bedroom)
- 2 fully tiled bathrooms with shower, clean and tidy condition
- Overside single secure garage (potential to convert to double)
- Rare opportunity to own a prime corner central Chevron Island property
- Future upside and development potentials!
- Council Rates \$1,259.39 per Half Year approx.
- Water Rates \$271.47 Per Quarter approx.
- Building Insurance \$1,940 Per Year approx.

For Sale by Expressions of Interest closing 20 June 2024 5pm (unless sold prior). To be sold with all written offers submitted, be quick to secure this property today! For further information please contact the exclusive agents: Russell Rollington 0412 898 129 Bob Rollington 0411 427 311 Surfers Paradise First National