

**10/37 Mawarra Street, Chevron Island, Qld 4217**



**Unit For Sale**

Thursday, 13 June 2024

10/37 Mawarra Street, Chevron Island, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Diane Bennett

0410825421

## Offers Over \$670,000

10/37 Mawarra Street, CHEVRON ISLAND 2 Bedroom, 2-bathroom, 2 car space Unit on Chevron Island, located in one of the most desirable locations on the Gold Coast filled with an abundance of natural light, ocean breezes and views. The Unit is located within the Delfino Apartments Complex which are a 5-minute walk from the Chevron Island business precinct with the local shops, restaurants, and bars and a 15-minute walk to Surfers Paradise and some of the best beaches in the world. Middle floor, Unit 10 has a very good aspect with a large east facing balcony overlooking the gardens of the Complex. In addition, there is a feature swimming pool located within well maintained gardens. The Complex is secure with Intercom, CCTV, and secure locked underground parking. This Unit will make a lovely home for an Owner/Occupier or good investment property. Currently leased to a long-term Tenant at \$570 per week. Features:

- Pool and a covered entertaining area.
- Large lounge /dining room opening to spacious kitchen with plenty of bench space, and abundant cupboard space.
- Two (2) bedrooms with built-in-robos
- One large easterly facing balcony overlooking gardens. Leads off the lounge room and main bedroom
- Main bedroom with ensuite shower, vanity, and toilet.
- Second separate bathroom/shower, toilet and laundry.
- Security intercom system and CCTV.
- Ceiling fans throughout.
- Three storey walk-up Complex with 21 apartments in building.
- Convenient and secure undercover parking – Exclusive access to 2 car spaces
- East -west aspect. Lovely through breezes across the Unit.
- Four covered and two open visitors parking spaces

Location:

- 10-minute walk to the Home of the Arts, "HOTA"
- 15-minute walk to the heart of Surfers Paradise and beaches
- 12-minute walk to Coles, 13-minute walk to Woolworths in Surfers Paradise
- 15-minute walk to the Cavill Avenue tram station
- 5-minute walk to the nearest bus stop on Thomas Drive, Chevron Island

Body Corporate Levy and Rates

Levies: \$90/week General Rates: +/- \$1100 per 6 months Water and Sewerage Rates: +/- \$350/per quarter. We have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. (Listing ID: 21134582)