

1164/23 Ferny Avenue, Surfers Paradise, Qld 4217



Apartment For Sale

Wednesday, 28 February 2024

1164/23 Ferny Avenue, Surfers Paradise, Qld 4217

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 103 m2

Type: Apartment



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Offers over \$799,000

This impeccably presented 2-bed 2-bath in Chevron Renaissance is a rare find. This unique floorplan features the preferred eastern aspect which captures the most stunning ocean views. The unit basks in the morning sun and the balcony merges seamlessly with the living and dining space. The vendors have taken every care to ensure the property presents immaculately for its next owners. Move in right away or make this an exceptional addition to your investment portfolio.

UNIQUE SPECS & FEATURES- 16th floor - Ocean Views- Recently installed vinyl flooring to living, dining and kitchen- Ducted AC throughout- Kitchen with refurbished splash back, cabinetry and all new appliances- Preferable eastern aspect- Spacious living and dining areas- 1x secure carpark- Modern appliances throughout- Internal laundry with washing machine & dryer- Master bedroom with ensuite and built-in robes- Spacious 2nd bedroom with built-in robes and balcony access- Impeccable location in the heart of Surfers Paradise- NBN broadband connectivity

TO LIVE IN Apartments in the iconic Chevron Renaissance are great to live in, the large space, modern build and luxurious resort facilities are sure to impress. The popular 2-bedroom design is very livable. Entertaining is easy with the well appointed kitchen, large living and dining space, and balcony. Wake up every day to a fresh ocean breeze, a million-dollar view and have your morning coffee whilst looking out over the ocean in the heart of Surfers Paradise.

AS AN INVESTMENT Approximate investment figures: Approximate Outgoings: Body Corp Levies - \$200/week Council Rates - \$2,700/annum Water Rates - \$980/annum Rental appraisal - \$850/week

AS A HOLIDAY RETREAT What about holiday letting? The opportunities are vast in this complex. By holiday letting the apartment you can enjoy a personal retreat for yourself and your family at times of vacancies whilst making a fantastic return on your investment in a short-term letting pool. Contact our agent to find out more about the holiday letting features of the building.

THE RESORT A magnet for families, Chevron Renaissance is just waiting to welcome mum, dad and the kids. Relax at the outdoor leisure precinct, encompassing sub-tropical gardens and the ultimate lagoon pool fringed with sandy beaches and lounge chairs the perfect place to relax, unwind and rejuvenate. Alongside the sandy lagoon pool is a children's playground, BBQ facilities and lawn areas located on level 5/6, this all comes with a city and ocean view!

- 3 swimming pools, including indoor heated pool, outdoor lagoon pool and outdoor lap pool- Indoor and outdoor spa- Sauna- Games room- A terrific outdoor podium- Fully equipped gym- Multiple BBQ areas- Gardens with sun-beds- Theatre- Tour desk / Concierge- Executive lounge

Call or text Jens and Shelyn to schedule your private inspection. Jens 0404 330 220 Shelyn 0456 003 783