

2/34-36 Tarcoola Crescent, Chevron Island, Qld 4217



## Unit For Sale

Wednesday, 17 April 2024

2/34-36 Tarcoola Crescent, Chevron Island, Qld 4217

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Unit



Herbert Frey  
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## Expressions Of Interest Closing 29th Of April

Welcome to this affordable and well-positioned unit in a quiet corner of popular and tightly held Chevron Island. If you are looking to downsize into a ground level unit, get into the market for an entry level property or perhaps make another addition to your rental portfolio this is a great opportunity! A short stroll to shops, cafes and restaurants along the centre of Chevron Island. Just walk over the bridge and you will be within minutes of Surfers Paradise Beach and to the G-Link light rail and entertainment attractions like HOTA (Home of the Arts). Improvements made to the property in 2024:- New 3.2kW split system a/c [reverse cycle]- Ceiling fans/lights installed, living & study area- New double power points etc. installed- New 50L Rheem hot water system- New dual flush toilet- Entire apartment freshly painted- LED night lighting throughout the apartment- Full NBN fibre-to-the-home/ethernet- New window furnishings throughout- TV access points installed to lounge & bedroom- Low-maintenance courtyard garden

**Property Features:-** Expansive open-plan living area with air conditioning- Built in robe in bedroom - Bathroom with shower- Quiet and green courtyard at the back of the building offering peace and privacy- Plenty of street parking for visitors

**Financials:-** Rental Appraisal: \$500 - \$550 per week- Water Rates: \$375 quarterly approx.- Council Rates: \$1,279 half yearly approx.

Please contact Herbert Frey or Trent Hones for assistance with any questions you may have.

**Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.