

**2245/23 Ferny Avenue, Surfers Paradise, Qld 4217**



**Apartment For Sale**

Tuesday, 9 April 2024

2245/23 Ferny Avenue, Surfers Paradise, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$849,000**

This fully refurbished 2-bedroom apartment in Chevron Renaissance is immaculately presented and extremely well kept. The desirable layout offers open plan kitchen/dining space and unobstructed ocean views from the 24th floor. Simply bring your bags and move in right away or make this the ultimate holiday investment.

**UNIQUE SPECS & FEATURES-** Size approx. 115 sqm- Sold fully furnished (turn-key)- Recently refurbished throughout, perfect for the owner occupier or investor!- Incredible aspect capturing unobstructed ocean views- All appliances recently replaced- Ducted Air Conditioning throughout- Spacious living and dining areas- Large balcony off the living and 2nd bedroom- Master bedroom with ensuite & private balcony- 1x secure carpark- Well appointed kitchen with kitchen island- 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 with its spacious living and dining areas. The balcony merges seamlessly with the living area and the floor-to-ceiling windows allows an abundance of natural light to enter the apartment. Entertaining is easy with a well appointed kitchen, large living and dining space. 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-\$900/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 on 0404 330 220 to schedule your private inspection.