

23/53 Darrambal Street, Chevron Island, Qld 4217



Apartment For Sale

Wednesday, 8 May 2024

23/53 Darrambal Street, Chevron Island, Qld 4217

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Sam Tahana
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Offers Over \$779,000

Step into Modena on Chevron, where locality meets luxury. This sought after location is home to every variety of resident, highlighting the allure of the iconic Chevron Island on the Gold Coast. Entry to the complex is exclusively granted via keypad access or through the secure underground parking facility. Modena on Chevron boasts amenities such as a meticulously designed pool with adjoining spa, complemented by a covered BBQ social area, gymnasium, and sauna, all for the enjoyment of residents. This meticulously planned unit features air-conditioned open plan living and dining areas with an elegant kitchen, including a double sink and gas cooktop. Soft carpeting throughout adds comfort. The second-floor apartment boasts a north-east facing balcony with panoramic city skyline views, seamlessly extending indoor/outdoor living for social gatherings. Incorporating a European-style laundry, the main bathroom features stone countertops and an open-style shower, promoting sophistication and low maintenance. It offers ample storage space, including a mounted shaving cabinet, enhancing functionality. Recognizing the importance of a master bedroom, this distinctive suite presents an ensuite bathroom with an open-air design, complete with a ceiling fan, reverse cycle air conditioning, and a generously sized built-in robe for relaxation and privacy. Conveniently located within a brief stroll from Chevron Island's acclaimed dining establishments and entertainment hubs, as well as the cultural epicenter of Home of the Arts, featuring concerts, cinemas & fantastic Sunday morning markets, and the famous beaches of Surfers Paradise. Immerse yourself in exclusive apartment living at 23/53 Darrambal Street, Chevron Island. Presenting an irresistible chance for individuals seeking a seamless blend of comfort, convenience, and unrivalled Gold Coast living.

Property Features:

- Air-conditioned open plan living and dining areas
- Elegant kitchen with modern appliances and ample cabinetry
- Soft, durable carpeting in living and dining areas
- North-east facing balcony with panoramic city views
- Bedrooms with ceiling fans, balcony access, and built-in wardrobes
- European-style laundry integrated into the main bathroom
- Master suite with ensuite, air conditioning, and ample storage

Highlights of the Complex include:

- Undercover BBQ area and alfresco dining space
- Deluxe resort style pool
- Sauna
- Secure basement parking
- Private gym within the complex

Facts Rates - \$489 Per Quarter Approximately. Utilities - \$170 Per Quarter Approximately. Body Corp - \$1936 Per Quarter Approximately. Rental Appraisal: \$1100 - \$1200 Approx. Sinking Fund Balance: \$612,000 Approximately.

Centrally located and close to:

- HOTA - 1.7km - 5 min Approx.
- Surfers Paradise Beach - 1.1km - 5 min Approx.
- Ferry Road Brickworks - 3.2km - 7 min Approx.
- Surfers Paradise State School - 2.7km - 9 min Approx.
- Espresso Bonsai - 500m - 2 min Approx.
- Pacific Fair Shopping Centre - 6.9km - 11 min Approx.
- Close to restaurants/cafe's/shops
- Close to public transport; train stations and bus stops within walking distance
- Parks, bicycle and walking tracks near by

This home has been lovingly maintained and is child and pet friendly. There are many lifestyle features not mentioned above which all add to its functionality and liveability. This home is perfect to either raise your family, watch the area grow, reap the rental return, or simply enjoy life in the suburbs. Don't miss this opportunity to secure this home in this superb location. Contact Sam Tahana on 0400 047 129 or Jordan Baldan-Vine on 0468 544 264 today.

Disclaimer: Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.