

**7/7-9 Illawong Street, Chevron Island, Qld 4217**

**Unit For Sale**

Friday, 1 March 2024



7/7-9 Illawong Street, Chevron Island, Qld 4217

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Robert Bannister  
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**\$580,000**

Introducing a tidy investment or owner occupied opportunity at 7 / 7-9 Illawong Street, Chevron Island—now vacant and ready for immediate occupancy! This cozy one-plus bedroom ground floor apartment is perfectly suited for individuals or couples seeking a blend of comfort and convenience near the beach. The apartment features a single, well-sized bedroom that offers a built-in wardrobe and ensuite. The living area, compact yet comfortable, is coupled with a practical kitchen space, suitable for everyday living and occasional entertaining. A real advantage of this apartment is the 2nd room with its own entrance, that provides for flexible options - such as another lounge, office or a 2nd bedroom. One of the key advantages of this property is the inclusion of a dedicated carpark, providing off-street parking which is a valuable asset in this popular area. For those who enjoy the outdoors, the complex includes a communal pool - a nice spot for a leisurely swim or to enjoy the sunny Gold Coast weather. Location-wise, you're just a short stroll from the beach, making it easy to enjoy the coastal lifestyle without being in the midst of the hustle and bustle. Whether it's for morning jogs along the shore or peaceful evening walks. Chevron Island itself offers a friendly community atmosphere with convenient access to local cafes, restaurants, and shops. You'll find most things you need right in the neighborhood, striking a balance between quiet island living and easy access to urban amenities. Rental Appraisal approximately \$550 - \$600 per week Council rates are approximately \$2,414 per year Body Corporate Sinking Fund & Levys are approximately \$64 per week Water rates are approximately \$21 per week