

**804/256 Stanhill Drive, Chevron Island, Qld 4217**



**Sold Apartment**

Saturday, 23 December 2023

804/256 Stanhill Drive, Chevron Island, Qld 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 107 m2**

**Type: Apartment**



Jayson Edwards  
0423763830

**\$920,000**

Drawing inspiration from the Art Deco influences and vibrant village atmosphere of South Beach Miami, The Catalina represents a convergence of striking architectural style and an unrivalled central location on Chevron Island. Incorporating polished stone benchtops and premium European appliances, this apartment marries cutting edge design with absolute practicality. Open floor design joins the living room with kitchen, creating the ultimate space to cook, relax or entertain guests that extends outwards to a wraparound balcony where you'll enjoy coastal breezes and the stunning lights of Surfers Paradise. The Catalina embodies the pinnacle of luxury apartment living with an unbeatable selection of resident amenities that promotes wellness and lifestyle, with body corporate fees significantly lower than many other buildings at approx. \$90.11 per week. Resident amenities: -Resort-style lap pool -Sauna -Hydrotherapy shower -Spa treatment/massage therapy room -Yoga terrace -Residents dining room/board room -Gym -Cinema room -Rooftop lounge and BBQ area -Secure car park -Two elevators Moments from your doorstep is one of the postcard locations for international visitors. Activities and local delights are plentiful and a plethora of choice awaits you, as does your method of arriving at your destination. For something further away, you can enjoy driving along the beachside or access the Pacific motorway with ease, or enjoy your choice of bus and ferry options, cycle paths and pedestrian access for options closer to home. Location & infrastructure: -2 minute walk from Chevron Retail Village -5 minute walk from HOTA Ferry -8 minute walk from Surfers Paradise dining and entertainment precinct -12 minute walk to Surfers Paradise patrolled beach -12 minute walk to Corporate Centre One, Bundall -7 minutes to Gold Coast Turf Club -10 minutes to Pacific Fair Shopping Centre -12 minutes to M1 Pacific Motorway North and South -18 minutes to Gold Coast Theme Parks -30 minutes to Coolangatta Airport Marketing agent Jayson Edwards says "with the combination of high quality finishes, being near-new and ready to move into, this presents a unique opportunity to buy into an exciting growth area and reap the rewards of a set and forget investment for the long-term." Facts & Figures: -Body corporate approx. \$90.11 per week (\$4,685.74 annually) -Council rates approx. \$49.63 per week -Water rates approx. \$34.80 per week; tenants pay for usage -Rental appraisal \$760-\$800 per week -Residential only building; build completed December 2021 The opportunity to secure your slice of paradise awaits you. Please contact Jayson Edwards for more information and to arrange an inspection. Price Disclaimer: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. 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.