

**23/3 Barranbali St, Surfers Paradise, QLD, 4217**



**Unit For Sale**

Saturday, 10 August 2024

23/3 Barranbali St, Surfers Paradise, QLD, 4217

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## MOVE IN OR RENT OUT - MOTIVATED SELLER!

Nestled in the vibrant heart of Chevron Island, this cozy one-bedroom unit offers unbeatable value for those looking to enter the property market. With its prime location on Barranbali Street, you'll be just steps away from the island's popular cafes, boutique shops, and essential amenities. This unit, built in 1996, provides a comfortable living space perfect for singles or couples looking to enjoy the best of urban living.

The compact yet functional layout of this unit includes a well-maintained bathroom and a secure basement car space, ensuring convenience and security. Chevron Island is renowned for its family friendly community and lively atmosphere. You'll find yourself within walking distance of beautiful parks and the picturesque Nerang River, ideal for weekend strolls or morning jogs. Plus, the nearby HOTA (Home of the Arts) offers a plethora of cultural activities and events throughout the year.

This is an exceptional opportunity to secure an affordable property in one of the Gold Coast's most sought-after locations. Don't miss out on this chance to invest in your future or enjoy a low-maintenance lifestyle in Chevron Island.

Act now and make this charming unit your own!

### UNIT FEATURES:

- Open-plan living area
- Kitchen with fridge, oven, stovetop, range hood and pantry
- Bathroom with shower and tumble dryer
- Secure allocated parking space
- Plenty of street parking for visitors
- 44m<sup>2</sup> floorplan

### COMPLEX AMENITIES:

- Dedicated onsite manager
- Pool
- Courtyards
- Pet-friendly environment (subject to Body Corporate approval)

### FINANCIAL DETAILS:

- Rental appraisal range: \$500 - \$550 weekly
- Body corporate fees: \$108 weekly
- Council rates: \$1,205 half-yearly approx.
- Water rates: \$299 quarterly approx.

Take advantage of this rare opportunity to own a part of Chevron Island, your agent Herbert Frey looks forward to assisting you.

### 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.