



# FOR SALE

## THE ULTIMATE YEAR-ROUND ENTERTAINER

**\*\*Motivated buyers are encouraged to contact Ethan on 0481 454 400 to arrange a VIP inspection.\*\***

Boasting a spacious open plan living area that spills out to an expansive 10.8m wrap-around balcony with stunning views of the city skyline, this sensational apartment strikes the perfect balance of indoor and outdoor living. Designed with entertaining and lifestyle in mind, this property is arguably one of the best floorplan layouts this high rise has to offer. Situated in the tightly held 'Modena on Chevron', buyers will love the low maintenance resort-style living on offer with a pristine pool, spa, sauna, gym and BBQ facilities exclusively available for owners to enjoy.

Property hallmarks includes:

- A deluxe gallery style kitchen with Caesarstone bench tops and high-quality appliances;
- A luxurious master bedroom suite boasting an expansive private balcony with panoramic views, a large built-in wardrobe and ensuite including a large jet spa bath, shower and double vanity;
- 2 additional bedrooms with ceiling fans and built-in robes with sliding mirror doors. Bedroom 2 includes an additional 3.3m private balcony;
- 3 balconies in total situated off the living area, master bedroom and bedroom 2 taking in beautiful views to the South, East and West;
- A main bathroom including an additional bathtub, shower and European laundry;
- A centrally located powder room perfectly situated for guests and entertaining;
- A study nook;
- Reverse cycle air conditioning for comfortable climate-controlled living;
- Secure underground car parking space;
- A residential only building offering gym, sauna, spa, pool and BBQ facilities in addition to on-site caretakers;
- Pet friendly building; and
- NBN high-speed internet available.

This property has an estimated rental return of approximately \$760 per week.

Centrally located, your new apartment is a short walk away from the heart of both Chevron Island and Surfers Paradise where there are an abundance of local activities, shops, cafes and restaurants to enjoy. Better yet, be spoilt for choice with a number of the finest local beaches that South East Queensland have to offer just minutes away. Alternatively, if a quiet day at the shops

**3 BED | 2 BATH | 1 CAR**

**PRICE:**

Offers Over \$850,000

**OPEN FOR INSPECTION:**

N/A



**Ethan McCann**

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TOTAL APPROX FLOOR AREA 187 SQ. M

This plan is for illustrative purposes only.

Any information provided should not be relied upon solely.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.