



**SOLD**

## RARE CHEVRON ISLAND VILLA

Occupying an enviable position on Chevron Island, this split-level villa offers untapped potential for the new owner in a central locale, showcasing a classic design sensibility.

A spacious living and dining area adjoins the kitchen with 2.7m ceilings throughout, seamlessly opening by bifold stacker doors to the private rear courtyard, a low-maintenance oasis to entertain guests. While there is a second living/media room with beautiful solid timber flooring with opens to a warm and welcoming balcony framed with plantation shutters to filter light, breeze, and privacy.

A unique feature that is super popular with families and investors is that the three bedrooms all have ensuites, 2 with walk-in robes, giving the option of having twin master bedrooms, and the 3rd bedroom with sliding robes.

- Solid block construction
- Square set ceilings at 2.7m in the main living area.
- Split system air cond in main living and each bedroom
- High-density zoning - HX area does not have a building height limit

Chevron Island is an urban Island that lies within the Nerang River within the suburb of Surfers Paradise, renowned for its coveted village setting with many small businesses, cafes, restaurants, bars, and boutiques lining the main street and easy walking bridge access to HOTA and their weekend markets. The beaches, restaurants, clubs, and shops of Surfers Paradise are only a few minutes' walk.

Popular public schools for local families are St Kevin's Catholic, Benowa Primary & High School, Bellevue Park, and private schools of TSS and St Hilda's

### 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, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein.

This property is being sold by auction or without a price and therefore a price guide cannot be

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

**PRICE:**  
**\$1,095,000**

**OPEN FOR INSPECTION:**  
**N/A**



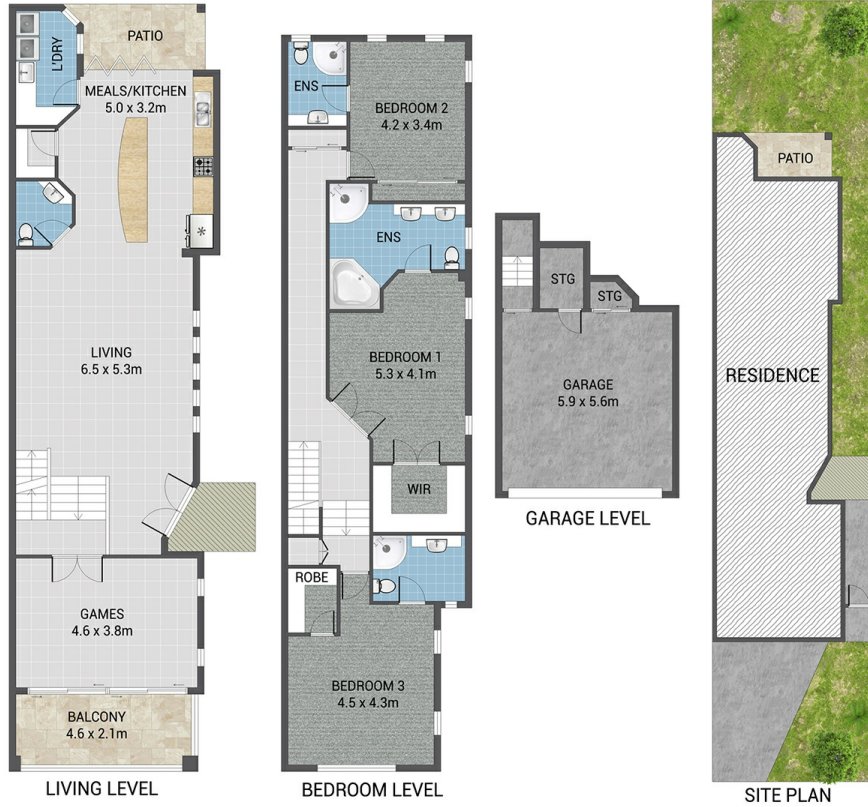
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Karen Pirie

# 2/35 Anembo Street SURFERS PARADISE

**Harcourts** Coastal

3 Bedrooms | 3 Bathrooms | 2 Car Garage  
Internal Area: 279m<sup>2</sup> | External Area: 18m<sup>2</sup>

Karen Pirie | 0407 772 000



All measurements are approximate and for illustrative purposes only. It should not be considered absolutely accurate. Interested parties should rely on their own enquiries.

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.