



# FOR SALE

## SOLD BY ROBYN WIGMORE!

**INVESTOR OWNERS MUST LIQUIDATE!** Their loss could be your gain!! Situated in the sought after Chevron Island precinct of Surfers Paradise, this stunning one bedroom apartment is priced for immediate sale, and won't last long in this market! Tastefully renovated with nothing more to do, you can spend all your time sipping coffee or cocktails around the corner at one of the trendy cafes or bars. Freshly painted with new carpet, a new kitchen, new furniture, white goods and blinds you will love the look and feel of this ground floor apartment. Also ideal for an astute investor, you will have tenants lining up to rent it for \$300 per week. Call the agent today so you don't miss out on this fantastic opportunity!

### Features Include:

- Furnished one bedroom, ground floor unit with large patio area in front
- New paint, carpet, blinds, and most furniture & appliances
- Lovely new kitchen with new fridge, microwave, range hood (near new oven & cook top)
- Open plan, air conditioned living and dining room with ceiling fan
- Good sized bedroom with walk in robe, ceiling fan
- Bathroom with laundry included - new vanity, tap ware, cistern & clothes dryer
- Underground secure car space
- Tropical in-ground pool in complex

### Fantastic Location:

- Public transport on your doorstep - tenants don't need a car
- Walk to light rail and buses - easy access to GC University Hospital
- Close to trendy cafes, bars, restaurants, shops & the GC Arts Centre
- Walk to World Famous Surfers Paradise, its beach & many attractions

### Excellent Investment:

- 'Le Que Quarter'- sought after complex, close to everything
- Fantastic investment - will rent for \$300 per week
- Body corporate of only \$69 per week (with discount)
- Gold Coast City Council Rates - approx. \$784 per 6 months
- Water Rates - approx. \$358 per 3 months
- Easy to let - brilliant location!

1 BED | 1 BATH | 1 CAR

**PRICE:**  
\$209,000+

**OPEN FOR INSPECTION:**  
N/A



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