

16/15 Sambar Close, Chermside West, Qld 4032

Sold Unit

Friday, 1 September 2023

16/15 Sambar Close, Chermside West, Qld 4032

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Type: Unit



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\$685,000

It is obvious from the moment that you step into the complex that a lot of thought has been placed into design, location, orientation and liveability, and once you inspect, it will come as no surprise that the complex won first place in a QLD design award. With high ceilings, a north orientation and split over two levels with an expanse of glass doors on both levels and a generous covered balcony, this residence makes taking in the splendour of the surrounding native trees and local wildlife a joy. As you walk through the front door your eyes are instantly drawn past the open plan kitchen and living areas and seamlessly out onto the expansive covered private balcony, perfect for outdoor living and dining and to take in and enjoy the bush vista and the calls of the native birds. Your entertainers' kitchen will not disappoint with 20mm reconstituted stone benchtops, a waterfall end, a breakfast bar, soft close cupboards and drawers, quality dishwasher, cooktop, oven and rangehood and a large space for an ice plumbed fridge. There is plenty to appreciate about the layout of this home, as it has been cleverly designed with one bedroom set at the back of the main level. This bedroom has a built-in robe and is serviced by a compact bathroom. A Multi split system air conditioner in the living area and all bedrooms, and also fans in the bedrooms means that this unit is comfortable all year round. The second floor contains two king sized bedrooms both with their own ensuite and both with their own generous walk-in robe. Separated for maximum privacy by the walk-in robes, the master suite has double doors, again bringing the bushland setting into the home. Another bonus of this unit is that it is on the end so you only have one shared wall. Other features include a generous European laundry and a secure basement car space. Taking a quick dip in the wet edge pool before breakfast, entertaining friends or family with a BBQ dinner or simply wandering down to the communal kitchen to make yourself a coffee, relax and watch TV or soak up a little sun on the lounges will affirm the true uniqueness of this unit and complex. Features:

- Lift from the secure basement parking to your floor.
- Open plan kitchen/living and dining
- 3 generous Bedrooms, one could be used as media room or office.
- Upstairs Two Master bedrooms both with private ensuites and generous WIR's
- Another bathroom on main level
- Covered balcony with bushland vista
- Multi split system air conditioner in living and all bedrooms
- Fans in all bedrooms
- Flyscreens and safety screens on entry
- No grass, low maintenance
- Secure exclusive car space
- Intercom, Security cameras
- Complex wet edge pool, BBQ and kitchen/games room for residents
- Quiet mostly owner occupier complex
- NBN
- Built 2017
- Body Corp approx. \$2566 per 6 months
- Vacant so move straight in.

• On the end of the complex so only one direct neighbour Sheltered from your neighbours the location of this home provides privacy and serenity while still being close to everything. The property is an easy commute being under 10km to the city, with easy access to the tunnels it is approx. 1 hour drive to the Gold and Sunshine Coast and an easy commute to the airport. A short drive to Westfield Chermide & Stafford City Shopping Centre and within minutes to Prince Charles & Holy Spirit Hospitals, this location is second to none. Close to childcare and numerous private and public-school options and with several reserves perfect for bushwalking, it is not surprising that Chermide West is a high demand market. This unit will appeal to both owner occupiers and investors. If you are looking for a quiet home with free-flowing light filled spaces, superior design, luxury finishes, security, privacy and orientated to embrace native bushland views then this property is just what you have been looking for. Call me now for your private inspection or I look forward to seeing you at the next open home. 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.