

25/15 Sambar Close, Chermside West, Qld 4032



Unit For Sale

Tuesday, 26 March 2024

25/15 Sambar Close, Chermside West, Qld 4032

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 101 m2

Type: Unit



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Offers Over \$580,000

Nestled within the prestigious locale of Chermside West, discover the unparalleled charm of this exceptional 2-bedroom, 2-bathroom unit located at 25/15 Sambar Close. Situated in a complex renowned for its award-winning design, this property offers an enviable lifestyle in a truly irreplaceable location. Upon entering, you're greeted by an open plan layout that seamlessly integrates the living, dining, and kitchen areas, flooded with natural light. The absence of adjoining apartments on any side ensures tranquility, while sliding doors lead to a covered balcony, perfect for alfresco dining or relaxation amidst the serene surroundings. The kitchen boasts modern amenities including stone benchtops, designer European appliances, ample storage, and a plumbed fridge space, promising both functionality and style. The master bedroom features an ensuite, walk-in robe, split air-conditioner, and fan, while the second bedroom offers a built-in robe and fan. Additional highlights include a family bathroom, European laundry, and storage cupboard, along with secure entry and surveillance cameras for peace of mind. A single exclusive car space in the lock-up garage adds convenience, while residents enjoy access to a communal pool, BBQ area, and community kitchen, ideal for gatherings and leisurely moments. Features at a Glance: Open plan kitchen/ living/ dining with a split air-conditioner Covered outdoor alfresco area Master bedroom with ensuite, walk in robe, split airconditioner and fan Second bedroom with fan and built in robe Family bathroom, European laundry and Storage Cupboard Secure entry and security cameras. Single car space in lock up and secure garage Very quiet residential street Pool & Community kitchen/BBQ Built in 2017 Rates \$389 per Qrt. Rental Appraisal \$580 - \$600 per week Body corporate fees of \$4588 approx. per year (admin, sinking & insurance). Possibly looking to increase to approx \$125 per week (\$6500 per year). Tenants are vacating 4/6/24 possibly earlier. This property appeals to both owner-occupiers and investors alike, with a rental appraisal confirming its investment potential. Its prime location ensures easy access to amenities such as Westfield Chermside, Stafford City Shopping Centre, and nearby hospitals, while being within proximity to schools, childcare facilities, and scenic walking tracks. Don't miss the opportunity to experience the epitome of modern living in Chermside West. Contact Megan on 0439 941 501 for more information and I look forward to seeing you at the 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.