



FOR SALE

TOP-FLOOR GEM IN PRIME CHEVRON ISLAND LOCATION

This WALK-UP apartment is nestled on the second floor of the highly sought-after 'Augusta Palms' complex in the heart of Chevron Island, this property offers both a prime location and an attractive investment opportunity. With a rare top-floor position, the spacious floorplan and abundant natural light make this a standout find in a quiet residential setting.

Currently tenanted until 24/4/2025, with a rental income of \$400 per week, the current tenant is happy to stay on, making this an ideal investment or future home.

Body Corp: \$4000 PA Approx.
Council Rate: \$2600 PA Approx.
Water Rate: \$1600 PA Approx.

Key Features:

- Large bedroom with en-suite and built-in robe
- Secure complex in a central location
- Generous 69m² internal floor area plus a parking space
- Spacious kitchen with ample storage
- Larger-than-average layout with great natural light
- Air-conditioning and ceiling fans throughout
- Main bathroom with bath and separate toilet
- Immaculately maintained complex with landscaped gardens
- Pool, spa, gym, and tropical gardens for residents
- Secure underground parking
- Low body corporate fee

1 BED | 1 BATH | 1 CAR

PRICE:
480,000

OPEN FOR INSPECTION:
N/A



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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