



**SOLD**

## 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 69m<sup>2</sup> 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:  
\$475,000

OPEN FOR INSPECTION:  
N/A



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PHOTOGRAPHY

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