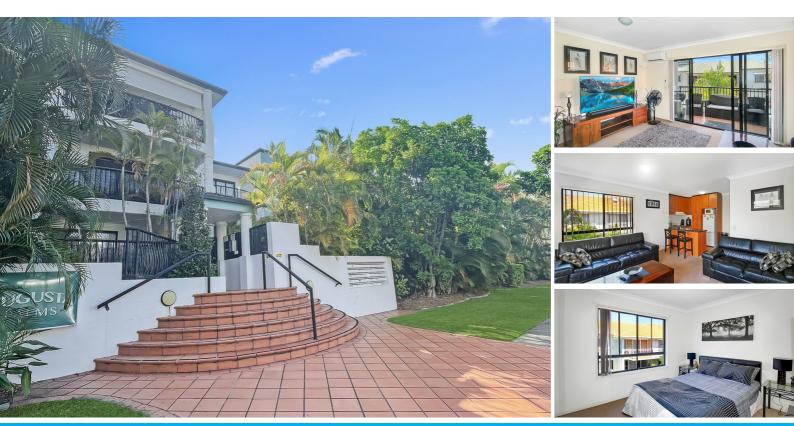
### 24/16-24 PURLI STREET CHEVRON ISLAND

# *(a)*realty



## 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. Wtaer 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



Jesse Young 0493978030 jy@atrealty.com.au www.atrealty.com.au



### Jesse Young - 0493 978 030

### 24/16-24 Purli St, Chevron Island

1 Bedrooms | 1 Bathroom | 1 Car Accommodation Total Size: 69m2 approx.



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. Created by GoldCoast Photography (c) 2024. www.goldcoast.photography 0402 042 799.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

