17/15 SAMBAR CLOSE, CHERMSIDE WEST, QLD, 4032









SOLD

THE ULTIMATE SANCTUARY: CHERMSIDE WEST'S BEST KEPT SECRET

A Rare Jewel in a Suburb of Houses | No Common Walls | Borders Pristine Bushland

Forget the high-rise "concrete jungles" and the crowded corridors of neighbouring suburbs. This is a rare opportunity to secure the only one-bedroom residence of its kind in Chermside West—a suburb defined by sprawling family estates and tranquil greenery.
Positioned on the first level of an exclusive, boutique two-level complex, this represents the pinnacle of privacy and low-maintenance luxury. This is not just an apartment; it's a detached sanctuary wrapped in natural light.

The "Unbeatable" Features:
• Total Independence: Boasting no adjoining common walls, this unit offers a level of peace and quiet unheard of in apartment living.
• A Masterclass in Design: Built in 2017, the open-plan layout is bathed in sunlight. The designer kitchen features stone benchtops, premium European appliances, and a fridge space, making it perfect for the home chef.
• The Private Retreat: Your generous living area flows effortlessly onto a fully enclosed, private balcony. It's the ultimate "outdoor room" for morning coffees or evening drinks in total seclusion.
• Climate Controlled Comfort: Dual split-system air conditioning (living and master) plus ceiling fans ensure year-round comfort.
• Exclusive Amenities: Dive into the stunning wet-edge pool, or host friends in the sophisticated community kitchen and BBQ area.
• Location, Location, Location: Backing onto a lush bushland reserve, you are just a 5-minute stroll to the trails of Raven Street Reserve and express transport. Local dining and boutique shops are a leisurely 10-minute walk away.

For the Savvy Investor:
With a staggering rental appraisal of $550-$600 per week and incredibly low body corporate fees, this is a high-yield "set and forget" asset in a suburb with virtually no competition for units.
For the Home Owner:
Why pay rent when you can own a piece of Chermside West's most exclusive complex? Experience the security of a gated garage and the serenity of a quiet residential street, all while being minutes from the action.

1 BED | 1 BATH | 1 CAR

PRICE:
$685,000

OPEN FOR INSPECTION:
N/A



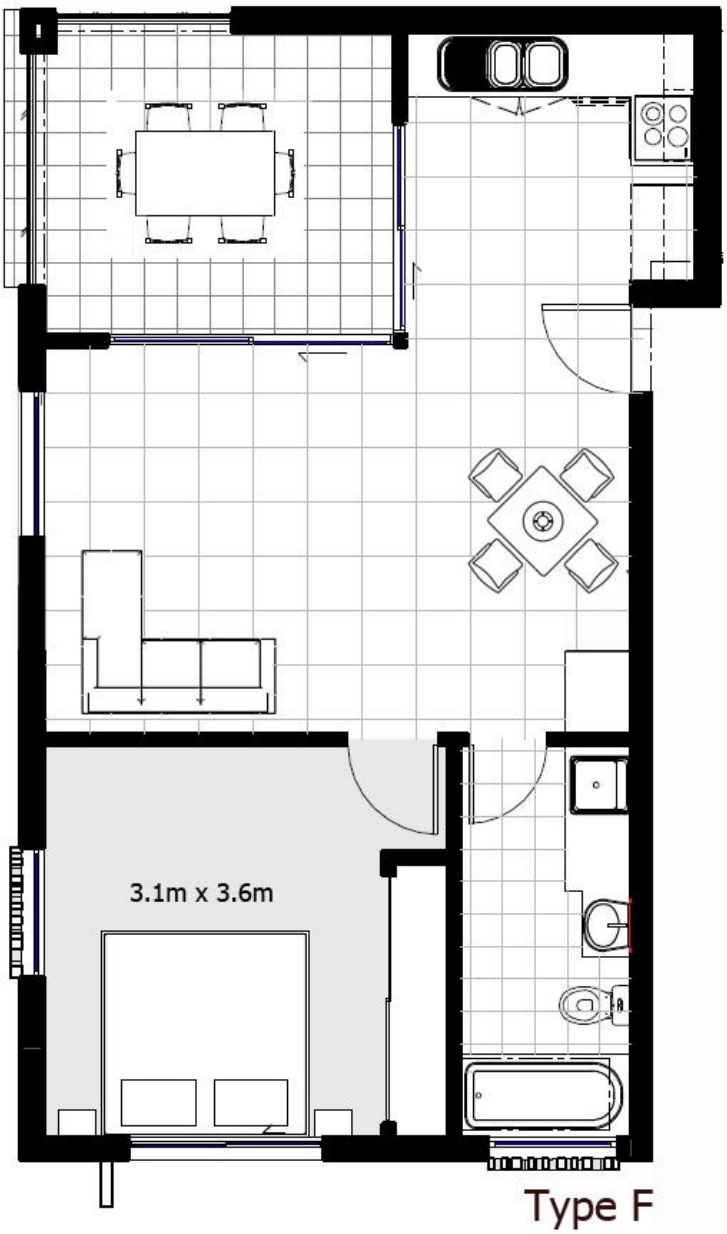
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Forests Edge

Apartments ● Chermside West

www.forestsedge.com.au

Internal area	50m2
Balcony area	11m2
Carpark	14m2
Total area	75m2



Type F

Typical Floorplan

The dimensions on this plan are approximate only and may vary as a result of detailed design and planning or due to the requirements of the Council or any other authority or as a result of construction tolerance. While we have taken all care to ensure the accuracy (at the time of printing) of the information contained in this plan, we provide not warranty, guarantee or representation regarding the accuracy, reliability and completeness of this plan and we (and our Client) will not be liable (in tort, contract or otherwise) for any loss suffered as a result of your relying on this plan.

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.

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