

## Chermside, 27/26-28 Western Avenue

### Lifestyle Perfection - Light Filled Ultra-Modern 3 Bedroom Apartment

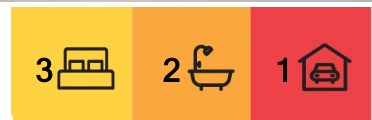
Occupying an enviable 5th level position within a contemporary complex known as "Westwing Apartments", this beautifully finished and light filled apartment offers absolute lifestyle perfection. With the Westfield Chermside shopping, cinema and restaurant precinct at your fingertips, and Prince Charles & St. Vincent's Hospitals, parkland, Craigslea schools and express bus within safe walking distance, this fabulous apartment is suited to those who are seeking a vibrant, easy lifestyle or the perfect "set and forget" investment.

Built circa 2016, this complex still sparkles like new and offers secure entry and parking, a lift, dual street access and affordable body corporate fees.

Offering a highly functional floor plan with spacious proportions, the apartment offers three large bedrooms, a chic Caesar stone kitchen, two well-appointed bathrooms including



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For Sale Now

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**LJ Hooker Aspley | Chermside**  
**(07) 3263 6022**

ensuite to master bedroom, and an oversized balcony that is perfect for entertaining friends and family, or simply relaxing with a morning coffee or twilight drink. Brimming with value and appeal, well situated & exceptionally appointed apartments like this rarely become available! Act fast...

Special Features include -

- \* Positioned on the 5th level of a fastidiously maintained apartment complex known as "Westwing Apartments". Offering an enviable high position within the complex, which offers some tremendous suburban views, the desirable north/east aspect and plenty of natural light
- \* 3 large bedrooms cater brilliantly to couple and families alike
- \* Loaded with appealing features such as high ceilings, fresh neutral paintwork, chic large porcelain tiles and quality carpet
- \* Spacious open plan lounge and dining with perfect connectivity to the kitchen and generous entertaining balcony
- \* The oversized, north/east facing balcony flows effortlessly from the lounge and dining spaces, and acts as another amazing living space to enjoy!
- \* A stunning Caesar stone kitchen with dishwasher and an abundance of bench space, breakfast bar and great storage
- \* A large size master suite with ensuite and walk in robe
- \* A well-appointed and large main bathroom services bedrooms 2 and 3 and features a bath
- \* Secure ground level car park and an additional storage cage at basement level
- \* Cool all year round with air-conditioning to the master bedroom and living areas and ceiling fans throughout
- \* Offering reasonable body corporate fees and brilliant market rent
- \* A super central location; just a short walk to Westfield Chermerside, which offers the best in retail, restaurants and movies. Public transport operates close by and the Prince Charles and St. Vincent's Hospitals are within metres. Everything is at your finger tips here, and you can leave the car at home!

You will appreciate all the extras that this beautiful opportunity offers you. With absolutely nothing to do but enjoy, simply move in or continue leasing it to excellent tenants already in place. An inspection is guaranteed to impress & entice - be the first to avoid disappointment! For further information or to arrange your inspection, please contact AMANDA WATERS.

QUICK FACTS:

Year Built: Approximately 2016

Body corporate: approximately \$5700 per annum

Rental Return: Currently leasing for \$735 per week until October 2025

School Catchments: Craigslea State Primary School & Craigslea State High School



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## More About this Property

<b>Property ID</b>	3A8SF1R
<b>Property Type</b>	Unit
<b>Including</b>	Study Dishwasher

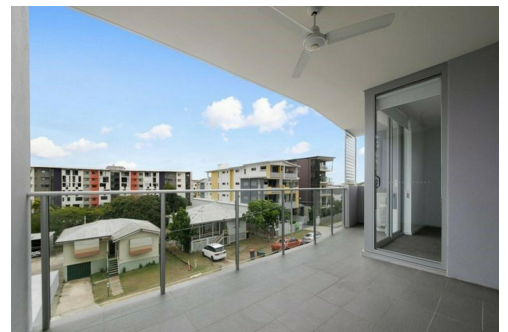
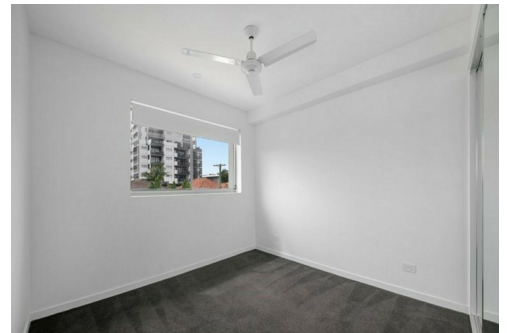
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WESTWING APARTMENTS 27/26-28 Western Avenue CHERMSIDE

3 Bed + Study Nook 2 Bath 1 Car