B U Y

1702/7 Chester Street

CHESTER & ELLA: CTS 53202

Total lots:
328 total (3 apartments on Chester level 17)

Ratio / demographic:
Approx. 65% owner occupiers to 35% tenants

Sinking fund: $1,442,501.89 @ 10/08/2026
Admin fund: $846,291.87 @ 10/08/2026
TOTAL = $2,288,793.76

Chester & Ella amenities:
2 x rooftop pool, 2 x rooftop spa, 3 x outdoor BBQ area, outdoor cinema, fire pit, media room, games room, residents lounge & dining room, gym, 7-day on-site concierge & building management

LOT 11702 ON SP286457

Specs:
17th floor of Chester, ~308m2, 3 bed, 3 bath, 3 car

Exclusive use areas:
Tandem car park # 320 on L4 and single car park # 278 on L3 (clearance ~2300mm)
Storage locker # S16 on B1 (6 sqm)

Quarterly outgoings:
QUU: ~ $79.11 water + $223.55 sewerage + usage
BCC: ~ $611.80 (rating category 14)
Strata: ~ $2,939.67 admin + $246.03 sinking + $536.69 insurance

Tenancy expiry: 27/09/2026
Vacant possession available: with 60 days notice
Current rent: $5,000 per week
Last rent increase: 28/09/2025

Adele Oliver
0439 005 705

Charlie Sandstrom
0421 155 788

ETHEL + FLORENCE

Disclaimer: we've done our homework and gathered this information from sources we trust, but we can't promise it's 100% perfect.
So before making any big decisions, do your own research and double-check the details. A little due diligence never hurt anyone!

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