



302/15 Atchison Street St Leonards, NSW 1

Low-Maintenance Studio with Strong Rental Appeal

Positioned on level three of the tightly held Nexus security complex, this well-presented studio apartment offers an outstanding opportunity for investors seeking a low-maintenance property in a high-demand location. Set in the vibrant centre of St Leonards, it's just a short stroll to St Leonards railway station, the popular Forum Shopping Centre, and moments from Pacific Highway transport, dining and caf? options - ensuring strong tenant appeal and ongoing rental demand.

- Price:** \$640,000
- Council Rates:** \$400.00 p/q
- Water Rates:** \$170.00 p/q
- Strata Rates:** \$1,051.00 p/q

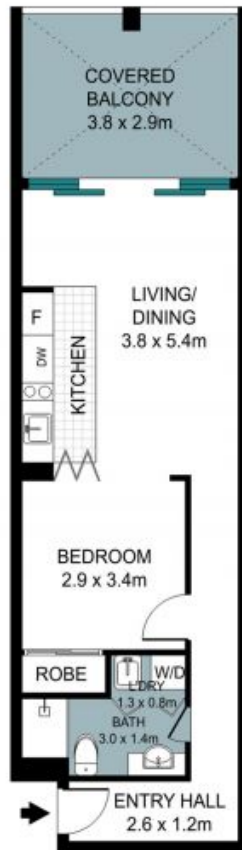


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St Leonards



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.