



# FOR SALE

## 2 X 3RD FLOOR STUDIOS - PRICED TO SELL NOW !

2 Studios - One Title - Two Rents - Only 1 Body Corp Fee. Priced to Sell !  
Purpose built student accommodation near Bond University.  
These studios are situated on the 3rd floor on the city side. These studios come fully furnished.  
Your investment is ready to go immediately. Both studios rent for \$240 each per week, that's \$480 for the pair.

The two studios are on one title, so only one body corporate levy of approx \$85 per week, this includes building insurance, sinking fund and gas hot water. Plus a special levy of \$1,100 per quarter per lot to allow for exterior painting of the complex, replacement of windows and rectification works. The original windows will be replaced with more robust windows with better waterproofing and sealing. The new windows and their installation will have a higher level of performance in terms of water, thermal and wind load resistance. (This does not include not patio doors, but owners have the option to have their patio doors done at the same time at owners expense)

The lower price on these studios allows for the proposed extra special levy. They have been priced to sell NOW !

Studio Features Include:

- A complete Furniture Package Included - appliances, crockery and cutlery.
- Air conditioned.
- Full Security-Electric access cards, cameras & onsite security in place to ensure complete protection.
- Off road parking in private road.
- Access to high speed internet and cable TV.
- Licensed bar and recreation room for exclusive use of tenants.
- On-site laundry.
- Total approx. 66 m2.
- Body corporate approximately \$85 per week.
- Healthy sinking fund currently over \$1,100,000
- Council rates and water approx. \$3,400 a year
- Great onsite managers.
- Average annual Occupancy rates for Varsity Towers of around 93%.
- Units are in high demand

2 BED | 2 BATH | 0 CAR

PRICE:  
CONTACT AGENT

OPEN FOR INSPECTION:  
N/A



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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.