



**SOLD**

## GREAT CASH FLOW. PRICED TO SELL NOW !

Purpose built student accommodation near Bond University. These studios are situated on the 1st floor on the city-side and can provide the best value for money in the building. These pair of bright and spacious studios come fully furnished. They have been set up so that your tenant can arrive with a suitcase and a laptop and start studying straight away. There is nothing more for you to spend.

The studios are currently rented by an outside agent with the tenants paying \$220 each pw. Both studios can rent for \$235 each per week, that's \$470 for the pair with the on-site managers.

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.

They have been priced to sell NOW ! The low price on these studios is to make an allowance to the buyer for the Special Levy \*\*

### Studio Features Include:

- Complete Furniture Package Included - appliances, crockery and cutlery.
- Air-conditioned.
- Full Security - Electric access cards, cameras and onsite security are 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 \$100 per week - includes building insurance, sinking fund and gas hot water
- Sinking fund of over \$1,000,000
- Council rates and water approx. \$3,400 a year
- Great on-site managers.
- Average annual Occupancy rates for Varsity Towers of around 93%.
- Units are in high demand
- Situated along side Bond University.

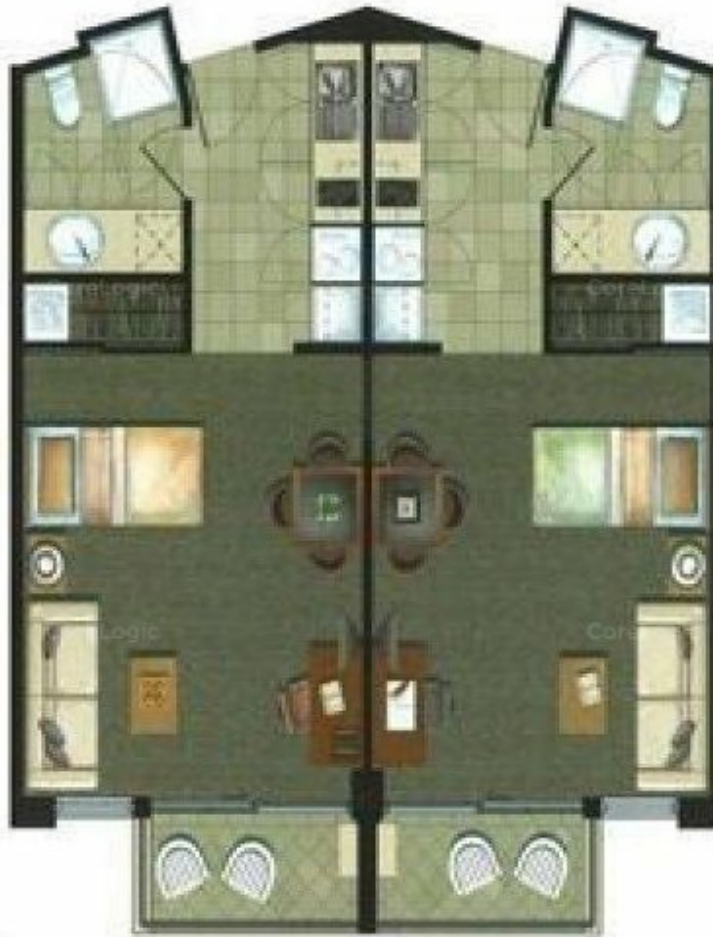
2 BED | 2 BATH | 0 CAR

PRICE:  
\$175,000

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.

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