

# FOR SALE

## POSITIVE INVESTMENT RETURN

Great investment opportunity around 10% p.a of return. The apartment currently renting at \$1586 per month.

The property is located at prime location has very good rental demand, University of Melbourne & RMIT just around the corner. Public transport to City, Melbourne central, Flinder St Station and Shopping are so convenient. Looking for investment with great city lifestyle and positive cash investment return, this is one too good to miss.

Features include:

- Full security access with intercom
- High security electronic key card access
- Modern and private ensuite bathrooms
- Quality and modern kitchens with microwave
- Heating
- Laundry Facilities
- Study desk with furniture
- Unlimited of High speed internet access

For the lucky purchaser, the following new items will be installed to the property prior the settlement:

- \* new Bed
- \* new fridge
- \* new microwave
- \* new tiles grouting & caulking
- \* new chair
- \* new vanity
- \* new paint throughout
- \* new carpet

1 BED | 1 BATH | 0 CAR

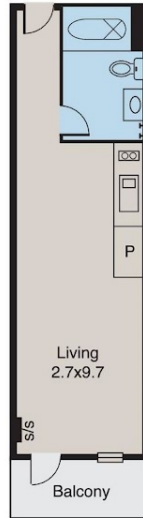
PRICE:  
\$199,000

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.