



FOR SALE

PRICED REDUCED TO SELL NOW !

2 X 4TH Floor Studios - One Title - Two Rents - Only 1 Body Corp Fee.
GREAT CASH FLOW !

Purpose built student accommodation near Bond University. These studios are situated on the 4th floor on the City-side. The studios come fully furnished and can provide the best value for money in the building. 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. Your investment is ready to go immediately.

Both studios rent for \$250 each per week, that's \$500 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 .

They have been priced to sell NOW ... So Make An Offer Today !

Studio Features Include:

- 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 \$87 per week.
- Healthy sinking fund of over \$1,300,000
- 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
- Approx 10 minutes walk from Bond University.
- Sought after location - Minutes to Burleigh Beach, a short walk or cycle to Bond University, Fitness First Gym and Varsity Tavern across the road.

Solid investment opportunity – This won't last for long!

2 BED | 2 BATH | 0 CAR

PRICE:

OFFERS OVER \$179,000

OPEN FOR INSPECTION:

N/A



Francine Setchell

0408143464

francine@atrealty.com.au

www.atrealty.com.au



Jan 13



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.