406/25 LAKE ORR DRIVE ROBINA









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:

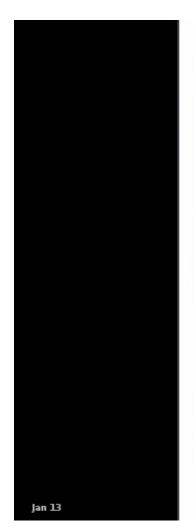
OFFERS OVER \$179,000

OPEN FOR INSPECTION:

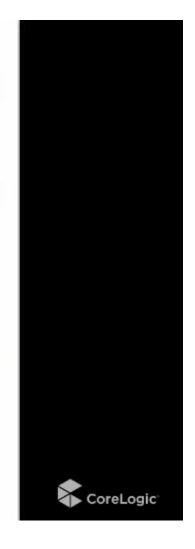
N/A



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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.

