



# FOR SALE

## WHAT AN INVESTMENT

Investment Opportunity - 9.5% Gross Return (approx) - ONLY \$145,000

This modern and perfectly positioned student accommodation is a brilliant investment opportunity currently leased and returning \$12,740 PA (\$245.00 Per Week/approx) From Jan 2020 rent is \$260.00 per week.

Features: Fully furnished to accommodate students including tiled bathroom and study area. Common area's include: Monitored CCTV camera system for all entry and exit points, spacious entertainment room and laundry facility.

Located in the heart of Prahran, opposite Swinburne University of Technology and just steps from the corner of Greville and Chapel St, one of the Melbourne's most sort after student locations. CBD only minutes away.

This contemporary studio has shops, cafés and transport at the doorstep.

The apartment is situated on the second floor and comes fully furnished and is complimented with a balcony. This fully featured dwelling includes functional kitchen, study area, tiled bathroom, and neutral colours throughout.

The building consists of a communal sitting area, Coin operated communal laundry, lift and stair access, and bike racks in the basement.

- Reverse cycle AC.
- Fully furnished
- Location
- High return
- Secure
- Balcony

This is a superb opportunity to start or build on your portfolio!

Inspection by appointment only.

**\*\*THIS IS STUDENT LIVE-IN ACCOMMODATION ONLY\*\***

1 BED | 1 BATH | 0 CAR

PRICE:

\$135,000 - \$148,000

OPEN FOR INSPECTION:

N/A

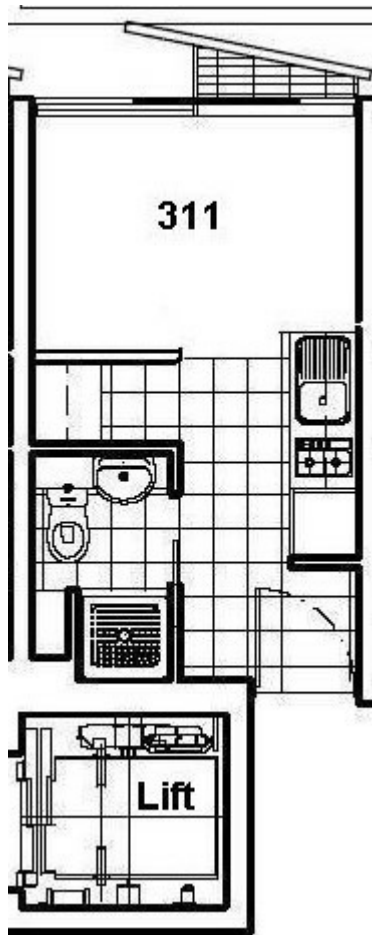


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.