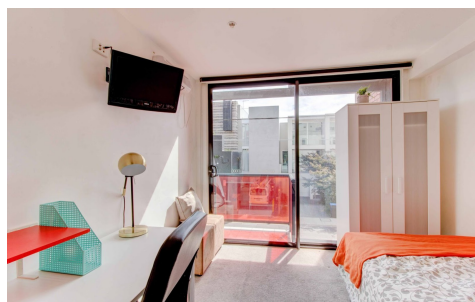
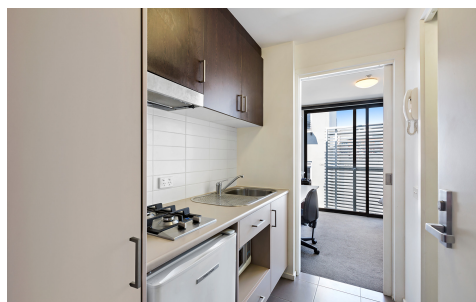


311/32-34 SAINT EDMONDS ROAD
PRAHRAN



FOR SALE

WHAT AN INVESTMENT

1  | 1  | 0 

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.

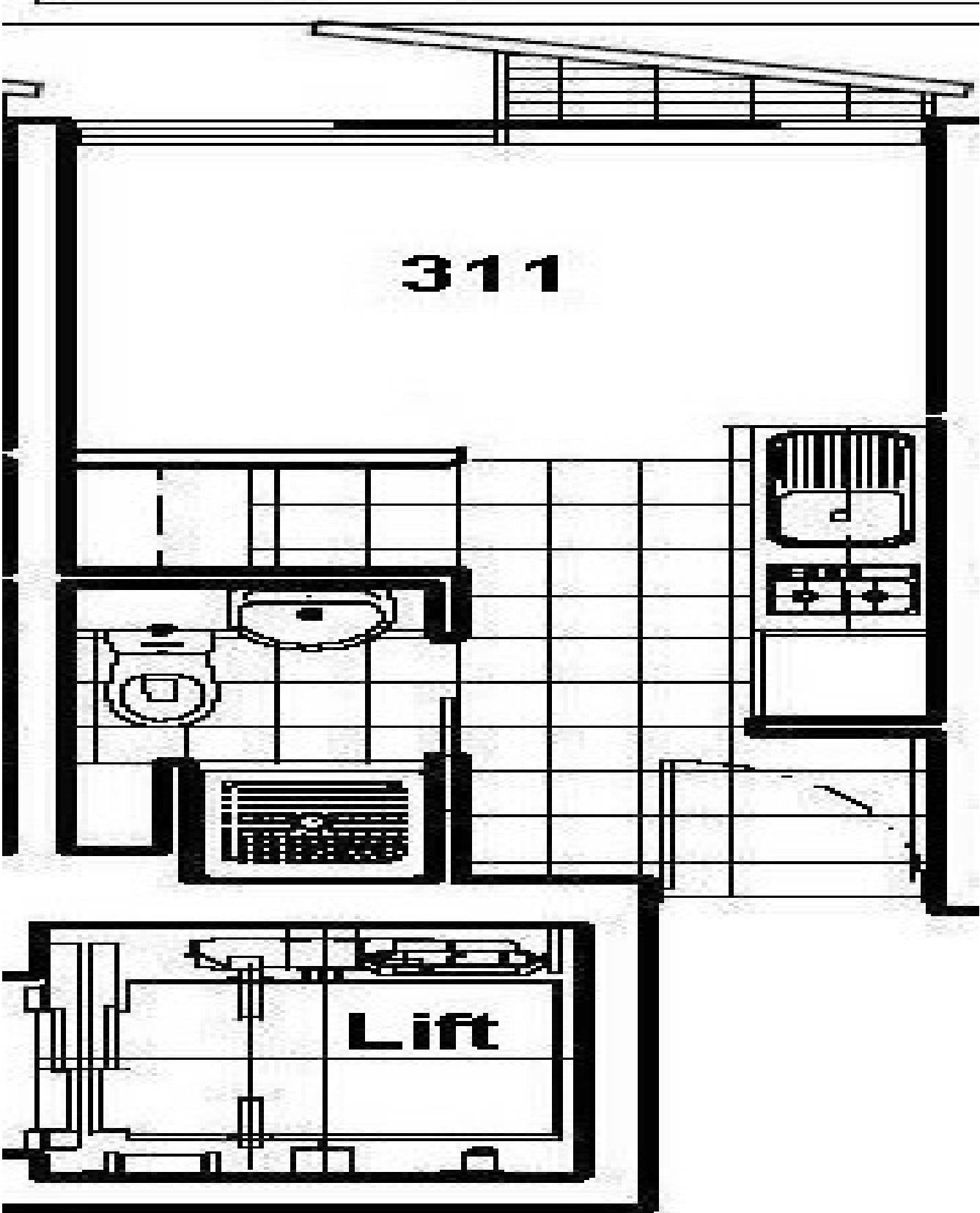
The apartment is situated on the second floor and comes fully furnished and is complimented with a balcony. This fully featured dwelling includes functional kitchen, study area, tiled bathroom, and neutral colours throughout.

PRICE: \$135,000 - \$148,000

OPEN FOR INSPECTION: N/A .

Wayne Hutchinson | 0424370940 | wayne@waynehutchinson.com.au | waynehutchinson.com.au

311/32-34 SAINT EDMONDS ROAD,
PRAHRAN



Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.
(Rev AU#1)

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