



FOR SALE

PRICED TO SELL NOW ! GREAT CASH FLOW !

2 X 3RD FLOOR STUDIOS WITH AMAZING VIEWS OF LAKE ORR
2 Studios - One Title - Two Rents - Only 1 Body Corp Fee.

Purpose built student accommodation near Bond University. These studios are situated on the 3rd floor on the lakeside and have great views of Lake Orr. This pair of bright and spacious studios come fully furnished and has the upgrade of both studios having double beds. (This adds the potential to increase your rent by up to \$10 per studio per week beds if rented to a couple.) Your investment is ready to go immediately. Both studios rent for \$255 each per week, that's \$510 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 just been reduced to \$210,000 and are priced to sell NOW !

The low price on these studios is to make an allowance to the buyer for the ** Building Rectification Levy

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 \$85 per week.
- Healthy sinking fund of over \$1,500,000
- 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.

2 BED | 2 BATH | 0 CAR

PRICE:

PRICED REDUCED TO SELL -
\$210,000

OPEN FOR INSPECTION:

N/A



Francine Setchell

0408143464

francine@atrealty.com.au

www.atrealty.com.au



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.