344/25 LAKE ORR DRIVE, ROBINA, QLD, 4226









SOLD

LONG TERM TENANTS IN PLACE REDUCED TO SELL NOW ! GREAT CASH FLOW !

2 X 3rd Floor 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 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 would normally rent for $245 each per week, That's a total of $490 pw.

Studio 344 leased to 12th December 2020 - $230 per week to a long-term tenant.
Studio 346 leased to 15th August 2020 - $245 per week to a long-term tenant. That’s $475 for the pair.
The two studios are on one title, so only one body corporate levy of approx $88 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 $88 per week.
• Healthy sinking fund of over $1,300,000
• Council rates and water approx. $3,400 a year
• Fantastic on-site managers.
• Average annual Occupancy rates for Varsity Towers of around 93%.
• Units are in high demand

2 BED | 2 BATH | 0 CAR

PRICE:
$180,000

OPEN FOR INSPECTION:
N/A



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