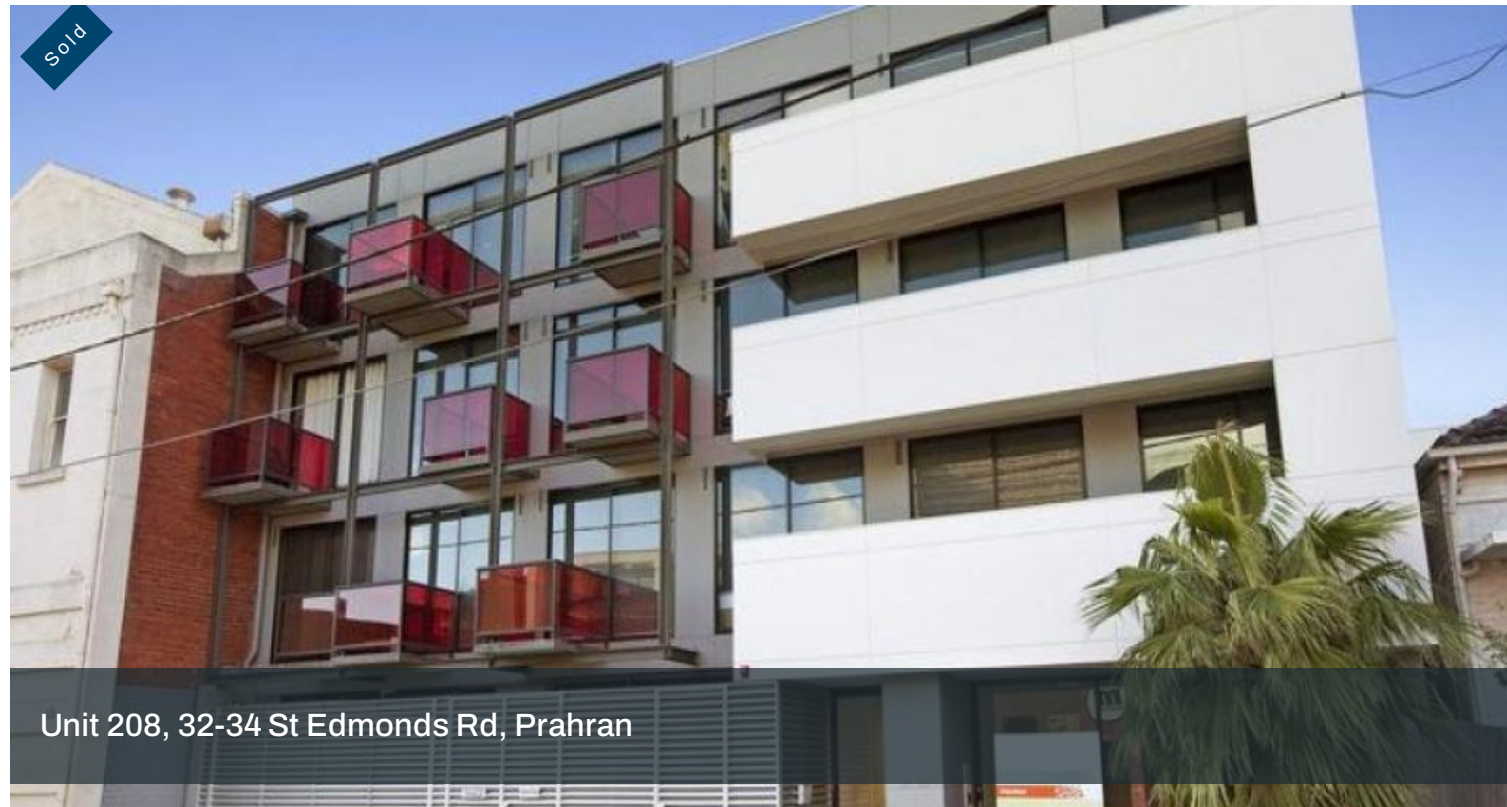
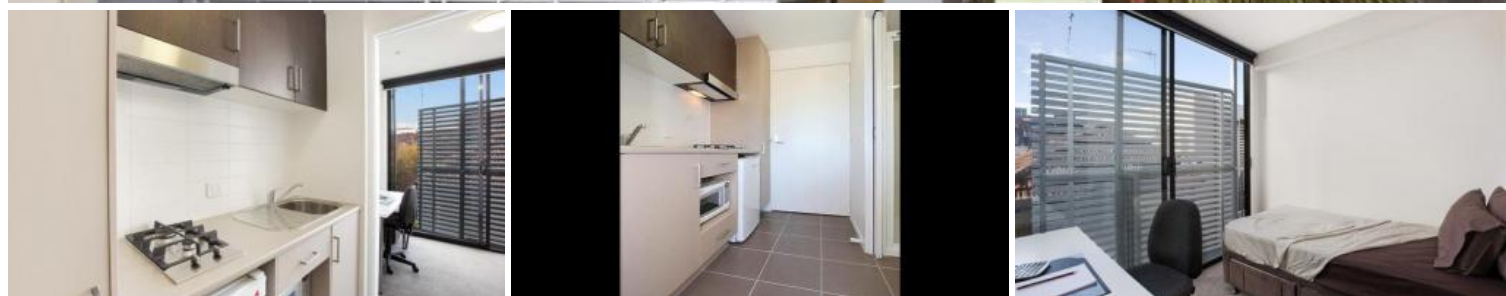


Sold



Unit 208, 32-34 St Edmonds Rd, Prahran



Investment Opportunity - 9,5% Gross Return (approx) - ONLY \$135,000

This perfectly positioned modern student accommodation investment opportunity is currently leased at approx. \$12,775 PA (\$245.00 Per Week/approx).

Features include: fully furnished with all the luxuries you need to enjoy in this apartment including tiled bathroom and study area. Communal features include: secured monitored CCTV camera system for all entry and exit points, spacious common room and common laundry facility.

Located in the heart of Prahran, opposite Swinburne University of Technology and only steps from the corner of Greville and Chapel St, one of the Melbourne's most coveted and stylish locations.

This contemporary studio has shops, cafés and transport at the doorstep. With the CBD only minutes away and excellent rental return it's an ideal entry level investment.

The apartment is situated on the second floor and comes fully furnished and boasts a balcony, all of today's modern conveniences including functional kitchen, study area, tiled bathroom, neutral colour

1 Baths 1 Cars

Price	SOLD
Property Type	Residential
Property ID	128

Agent Details

Flo Djaja - 0433 104 343

Office Details

Melbourne Residential Real Estate
Level 50 120 Collins St
Melbourne, VIC, 3000 Australia
03 9674 0451



pallet throughout and also with reverse cycle AC.

The apartment also comes with a secure car space. The building consists of a communal sitting area, Coin operated communal laundry, lift and stair access, and bike racks in the basement.

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

Inspection by appointment only.

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

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.