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201/8 BRUCE STREET, BOX HILL, VIC 3128

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\$119,995

BATH

Box Hill! Return on Investment over 9%

+++ High Investment Return at Prime Location +++

Offering a 9.3% return on investment in Melbourne's strongest growth suburb outside of the CBD, this studio apartment offers an exceptional investment opportunity.

Box Hill is experiencing strong population growth and high-level commercial development, with excellent capital prospects.

The modern studio student apartment sits within a contemporary building that overlooks Box Hill Gardens. Situated on the second floor, the 25m² apartment features a bright kitchen, modern bathroom, balcony and intercom system.

Located just off Whitehorse Road, the apartment offers convenient public transport connections, close proximity to Box Hill Centro and renowned dining precincts, freeway access and parklands. The location offers easy access and short travel times to Box Hill TAFE, Deakin University, Melbourne University, Monash University, Swinburne University and local secondary schools, as well as the CBD.

With annual rental income of \$11,210, and estimated outgoings of \$2,900, this property offers the astute investor a high return on investment of more than 9.3% on gross rent and 7% on net rent. This property will sell quickly.

Current Lease

- One year lease ending March 18
- Monthly rent \$934.23

Outgoings based on 2016-17:

- Water rate: \$686.33
- Council rate: \$313.70
- OC levies: \$1,889.60
- Estimated return on gross rent is about 9.3%, net rent return is around 7%

Act quick and grab this great investment opportunity today!

METHOD OF SALE

Exclusive

NETWORK PACIFIC CONTACT DETAILS

Building 5, 303 Burwood Hwy, Burwood East VIC 3151

Tel: +61 3 9816 4722, Fax: +61 3 9816 4799

Sales: **sales@networkpacific.com.au**

Property Management: **propertym@networkpacific.com.au**

AVAILABLE

Tue 28th March, 2017

Visit **<https://www.networkpacificrealestate.com.au/property/?id=1P0007>**