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504/157-163 LONSDALE STREET, DANDENONG, VIC 3175

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\$175,000

BATH

Excellent Investment Opportunity!

+++ Investors Only, Not for Owner Occupiers +++

This modern and stylish studio is managed by reputable Punthill Apartment Hotels and offers an exceptional proposition for investors.

With guaranteed rental income, zero vacancy, a reliable long-term tenant, this property is ideal as a superannuation investment or for astute investors looking to grow their portfolio.

Situated in one of Melbourne's growth corridors, the attractive building is located in the heart of Dandenong. The culturally rich and diverse suburb offers easy access to the south-eastern business district of Melbourne and is appealing for leisure and business travellers alike.

Boasting business and conference facilities, a gymnasium, restaurant and complimentary parking, the property offers comfort and convenience.

With this much potential, this property will prove to be a worthwhile investment for a long time yet.

Lease Details (Updated Oct 2017):

Leased to 30th Sept 2019 plus 3 x 5 years option

Current Rent: \$232 per week, \$1,007.85 per month, \$12,094.20 per year

Current Return: 6.91%

Next rent increase: CPI increase 1st October 2018

Rental increase: CPI yearly with market review every five years (next due 2019)

- Owner's Outgoings:

Water rates, Council rates & OC Maintenance fees

- Tenant's Outgoings:

OC Admin fees

Don't miss out on this great opportunity to secure this investment property! Contact us today to arrange for an inspection!

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

Wed 1st October, 2014

Visit **<https://www.networkpacificrealestate.com.au/property/?id=1P0010>**