



112/337 STUD ROAD, WANTIRNA SOUTH, VIC 3152

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BEDS

Contact Agent

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BATHS

Great Investment Opportunity!

The ideal investment for the savvy investor, this unique and spacious 2 bedroom 2 bathroom apartment is conveniently located just 25kms south east of Melbourne.

Well positioned across the road from Westfield Knox City Shopping Centre and Swinburne University, the apartment is currently leased to the reputable Puntill Apartment Hotels who look after all maintenance and outgoings relating to the property.

Investors enjoy high returns with yearly CPI adjustments during the term of the lease without the headaches of finding and managing new tenants.

The apartment also offers convenient facilities for its guests such as a gym, swimming pool, garden and bbq area and state of the art conference rooms.

A perfect set and forget investment for the SMSF or entry-level investment, this is rare opportunity is not to be missed.

Leased till 7th January 2023 with another 2 x 5 years renewal option

Current Rent is approx. \$508.84 per week or \$2,211.04 per month or \$26,532 per year

Rental increase of CPI yearly, next increases on 7th Jan 2020, 7th Jan 2021, and 7th Jan 2022.

Owner's Outgoings:

- Water rates: approx. \$680 per year
- Council rates: approx. \$821.85 per year
- Owner's Corporation Maintenance: approx. \$1,276.55 per year

Tenant pays the Strata/Owner's Corporation Admin.

METHOD OF SALE

Exclusive

NETWORK PACIFIC CONTACT DETAILS

Building 5, 303 Burwood Hwy, Burwood East VIC 3151

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Sales: sales@networkpacific.com.au

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

AVAILABLE

Mon 7th January, 2013

Visit <https://www.networkpacificrealestate.com.au/property/?id=1P0040>