



47/172 WILLIAM STREET, MELBOURNE, VIC 3000

2

BEDS

1

BATH

HIGH YIELD INVESTMENT!

Suited for the astute investor or SMSF, this rare and spacious two bedroom one bathroom apartment is sure to impress. Located right in the heart of Melbourne's CBD, this apartment has ample public transport, shops and restaurants just a short stroll away.

Enter the apartment into a stylish chef's kitchen with European appliances, oven and electric stovetop. The open plan living and dining enjoys ample natural light overlooking the Little Bourke Street Reserve. Quality fixtures and fittings throughout including double glazing and a ducted heating and cooling system.

The property enjoys an excellent return and is currently leased out to Quest Apartments. An ideal set and forget purchase, the investor will enjoy an excellent and dependable tenant looking after your investment. There is also a possibility of occupying this perfectly positioned apartment when the lease expires.

Other features include:

- Secure lift access
- Tram stop right in front

- Short walk to Flagstaff, Southern Cross and Flinders Train Stations
- Heating and cooling
- Part timber flooring
- Double glazed windows

Current rental return is \$1,966.45 per month, approx. yield of 6.5%.

Lease is being reviewed and renewed from Jan 2018 - Jan 2023 with a further 3 terms of 5 years each option.

* Rental increase of 3% on the 4th and 5th year of the term.

Outgoings:

Water rates: Paid by Tenant

Council rates: Paid by Tenant

Owner's Corp Admin levies: Paid by Tenant

Owner's Corp Maintenance levies: Paid by Owner, \$853.62 current year.

Please contact Tze Chan for more information or to arrange a private 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 10th January, 2018

Visit **<https://www.networkpacificrealestate.com.au/property/?id=1P0094>**