



209/8 BRUCE STREET, BOX HILL, VIC 3128

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BED

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BATH

+++ 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 \$10,692, and estimated outgoings of \$2,500 plus, this property offers the astute investor a high

return on investment of more than 9.3% on gross rent and 7+% on nett rent!

Current Lease

- One year lease ending December 2018
- Monthly rent \$891

Outgoings based on 2016-17:

- Water rate: \$600+
- Council rate: \$300+
- OC levies: \$1,636.80
- 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

Mon 18th December, 2017

Visit <https://www.networkpacificrealestate.com.au/property/?id=1P0109>