



305/651 CHAPEL STREET, SOUTH YARRA, VIC 3141

1

BED

\$450,000 - \$490,000

1

BATH

Top Investment on Chapel!

This fully equipped, stylish apartment located on Chapel St near Melbourne High School in a classic and unique building offers an executive opportunity for the investor.

Recently refurbished with upgrades including new carpets, paint, kitchen and bathroom tapware there is nothing for the new owner to do for years to come.

Currently leased to Quest Apartment Hotel with a secured rental return of approximately \$28,965 per annum. With Only 2 years remaining on the current term and 1 further term of 5 years, this property will be securely leased till 2025.

Comprising a comfortable open-plan living and dining area, a well-appointed kitchen with electric cooking and dishwasher, lounge and dining area, plus a spacious separate bedroom with BIRs, access to large bathroom with concealed Euro laundry.

Situated within 3 kilometres from Melbourne's CBD and conveniently located within minutes' walk to Chapel Street's retail shops, quality restaurants, cafes and bars, it is also within close proximity to South Yarra train station and trams run from

your front door. There are many options for short trips to the iconic MCG, Tennis Centre and AAMI Park, the Royal Botanic Garden, the Arts Centre or Prahran Market.

Contact Ben Luu at 0468 815 184 for more info!

METHOD OF SALE

Exclusive

NETWORK PACIFIC CONTACT DETAILS

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Visit **<https://www.networkpacificrealestate.com.au/property/?id=1P0204>**