



827/572 ST KILDA ROAD, MELBOURNE, VIC 3004

1

BED

\$175,000

1

BATH

ST KILDA ROAD INVESTMENT!

Network Pacific presents yet another fantastic apartment located right along the prominent St Kilda Road in Melbourne!

Securely leased to renowned operators Seasons Heritage Melbourne, it is currently returning a strong \$11,960 per annum on a lease of 5 years plus 2 further terms of 5 years each (total up to 15 years).

The tenants will maintain owner's fixtures plus there is rental increase per CPI on the 3rd, 4th of 5th year of the term.

Owners can also enjoy 21 days stay at the property, subject to T&Cs.

This boutique studio apartment features an open plan lounge area and bedroom, heating and cooling, quality fittings and a modern bathroom. Guests also have access to a 24-hour concierge, gymnasium and restaurant/bar downstairs.

The property's excellent position provides convenient tram access at your doorstep, which takes you straight into the heart of Melbourne CBD. A short stroll takes you to a variety of places including Fawkner Park, the Royal Botanic Gardens, Wesley

College, Albert Park Lake, Albert Park Golf Course, Melbourne Sports and Aquatic Centre and St Kilda Beach.

A perfect set and forget investment, or move in when the lease expires – this apartment is in such a highly sought after location and is an opportunity not to be missed.

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

Sun 1st April, 2018

Visit **<https://www.networkpacificrealestate.com.au/property/?id=1P0275>**