

**102/1 Delany Avenue, Burwood, Vic 3125**



**Apartment For Sale**

Thursday, 13 June 2024

102/1 Delany Avenue, Burwood, Vic 3125

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Amir Sharifi  
0410227788



Daniel Leser  
0414545565

## **\$110,000 - \$120,000**

This modern one-bedroom apartment, less than 500 metres from Deakin University, offers excellent rental yield and low-maintenance living. Partially furnished, the apartment features a sleek kitchen with gas cooking, a stylish bathroom, heating and cooling air conditioner and a private balcony. Residents enjoy access to a spacious common area and laundry room within the building. Security is paramount, with plenty of optional public parking available. This boutique complex consists of just 25 student-only apartments, ensuring a peaceful environment. Currently leased at \$1,195 per calendar month until 15 Jan 2025, this apartment promises steady income due to its private and quiet location. Annual outgoings include a body corporate fee of approximately \$3,748, water and sewerage rates around \$185 and council rates about \$343.30. This low-maintenance, high-return investment is a rare find. Situated on a quiet street, the apartment is just a short walk from tram and bus stations, Burwood Brickworks shopping centre, Burwood One, 24x7 Kmart and Coles, Wattle Park, and Deakin University. Disclaimer: Information is deemed reliable but not guaranteed. Prospective purchasers should verify details independently and conduct their own due diligence.