

104/4 Ferguson Street, Williamstown, Vic 3016



Apartment For Sale

Wednesday, 8 May 2024

104/4 Ferguson Street, Williamstown, Vic 3016

Bedrooms: 1

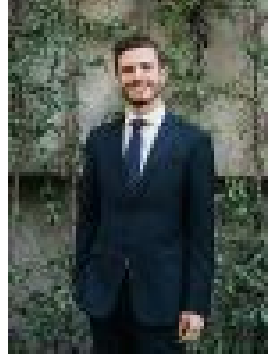
Bathrooms: 1

Parkings: 1

Type: Apartment



Martin Russell



Lucas Russell
0400771668

\$329,000

THIS APARTMENT IS SUBJECT TO A LONG TERM LEASE AND IS NOT FOR OWNER OCCUPATION This stylish and neat one bedroom investment apartment plus balcony is positioned at the Bay end of vibrant Ferguson Street and is within minutes to beaches, boutique shops, waterfront eateries, yacht clubs, park lands and public transport. Features include: open plan kitchen, living and dining area, stainless steel appliances, full wall of robes in the bedroom, sleek bathroom and one secure car park. Just one of forty-two apartments, the property has a secure long-term lease and offers the option for the owner to stay in their apartment for up to 30 days per year (conditions apply). Presently leased to the Punt Hill Group until August 2027 with further options available and returning an impressive \$484 per week, this is a blue-chip property investment for the astute investor. NB: THIS IS FOR AN ASTUTE INVESTOR ONLY - NOT FOR OWNER OCCUPATION RENT - \$25,187 p/a (\$484 per week approx.) INCREASE - Annual CPI increases between market reviews RETURN - 7.65% (Gross) LEASE - Until 20th August 2027 OPTIONS - 2 x 5 years TENANT PAYS (Punt Hill): Owners corporation administration fees Insurance General maintenance Water usage OWNER PAYS: Council rates Water rates Owners corporation sinking fund Inspections can be arranged by private appointment. For further details, please contact: Martin Russell of Kingsford Property - 0417 005 302 martin@kingsfordproperty.com.au Although every care has been taken in the preparation of the above information, we stress particulars herein are for information only, and do not constitute representation by the Owner or the Agent.