

108/201 Hay Street, East Perth, WA 6004

THE AGENCY

Sold Apartment

Thursday, 17 August 2023

108/201 Hay Street, East Perth, WA 6004

Bedrooms: 2

Bathrooms: 2

Area: 85 m2

Type: Apartment



Brent Morfesse
0419900747

\$327,500

THIS PROPERTY IS FOR INVESTORS ONLY INSPECTION BY APPOINTMENT This is a fabulous investment only opportunity ideal for a Personal Super Fund or CASH buyer, you can simply set and forget it. Securely leased to Panache Hotel Group for 3 years starting 1/7/23 for \$28,560.00 per annum. The rent is payable monthly in advance and a 3% increase applied each year. There are four lease option periods of three years each. Located within Mantra on Hay a premium short stay apartment development with exclusive onsite facilities. There is a Furniture, Fittings, and Equipment Reserve levy equivalent to 5% of lease payments for the upkeep of the lessors' furniture and chattels that is deducted from the monthly rent income to maintain the interior of the premises. Mantra on Hay is conveniently located in Hay St, East Perth close to Perth CBD, it's a perfect location and close to an easy walk to Langley Park and the Swan River with the lovely Queens Gardens a short 300 metres stroll away. A free CAT bus service stops nearby for easy access into the Perth CBD shopping precinct. The Hotel is a perfect residence for a short stay for holiday makers, travellers and business people. Well located in a key destination of East Perth with such easy access to the CBD this 2 bedroom 2 bathroom apartment in The Mantra Hotel in East Perth. You have nothing to do but simply collect the rent every month. The Panache Hotel Group does every thing here to look after your investment.

- A beautifully fully furnished modern apartment
- Split system air conditioning
- 2 Bedrooms 2 Bathrooms
- Great living space for guests to enjoy
- Internal living area 78sqm + balcony 7sqm
- Heated Pool & Gym for guests use
- Lease Term 3 years + 4 X 3 year options with Annual Rent Reviews
- High Occupancy level
- Well maintained property. Net Rent \$21,390 PA

Guest Services Include

- Complimentary WIFI in the lobby
- Safety deposit boxes
- Multilingual staff
- Disabled facilities
- Same day laundry service (Monday to Saturday)
- Wedding facilities
- Housekeeping
- Indoor under cover heated pool
- A range of Fitness Equipment
- Undercover car parking availability – fee payable
- Business facilities
- Conference Room & facilities

Rates / charges

Council - \$1364 pa
Water - \$1584 pa
Strata - \$4374 pa

\$1000 strata fee contribution is paid by the Lessee in the first year of the lease

Inspections are by Appointment Call the Hotel Apartment Specialist Brent Morfesse 0419 900 747

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.