

113/377 Nepean Highway, Frankston, Vic 3199



Apartment For Sale

Thursday, 13 June 2024

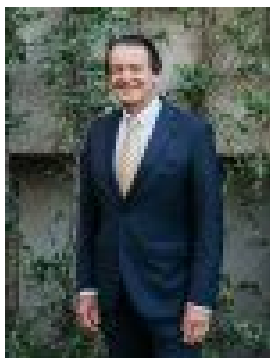
113/377 Nepean Highway, Frankston, Vic 3199

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Martin Russell
0417005302

\$243,000

This extra-large and bright one bedroom apartment offers a long term lease, a high 8% return and reduced outgoings.***
PLEASE NOTE: THIS PROPERTY IS SUBJECT TO A LONG TERM LEASE AND IS FOR INVESTORS ONLY ***Quietly
positioned at the rear of the complex the elevated ground floor location offers a leafy garden aspect to the reserve
beyond. The apartment boasts high ceilings, a huge living/dining area opening to the garden terrace, excellent natural
light and a fully equipped kitchen complete with quality appliances plus reverse cycle air-conditioning. The generous king
sized bedroom has built in robes and opens to the a stylish well-appointed bathroom with laundry facilities. The building
is superbly maintained and offers modern amenities, including an intercom system, a heated pool, a BBQ area, and
dedicated parking on title. Rental Income: \$19,478.14 pa / \$375 pw Rent Increases: Annual 4% increase thereafter each
April 11th Annual Return: 8% Gross Lease Expiry Date: April 10, 2025 Lease Extension Option: 4 x 5 years Tenant (Quest)
outgoings: Owners Corporation administration fund Water usage Insurance General maintenance Owners
outgoings: Owners Corporation maintenance fund: \$453.75 pa Council rates: \$1,211.95 pa Water rates (excluding usage):
\$666.40 pa While great care has been taken in assembling the information presented above, it is important to emphasise
that these details are provided for informational purposes only and should not be considered as representations by the
Owner or the Agent. Please contact Martin Russell on 0417 005 302 to arrange an inspection.