

**1206/483 Swanston Street, Melbourne, Vic 3000**



## **Apartment For Sale**

Friday, 24 May 2024

1206/483 Swanston Street, Melbourne, Vic 3000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$648,000 - \$688,000**

Embracing a prime corner position with dynamic city views, this resort style apartment suited for first home buyers and investors thanks to its close proximity to the CBD and leading universities. The well-presented open plan living/dining area leads out onto a broad balcony setting, perfectly poised to capture the action of the inner city. Bright floor-to-ceiling windows let in exceptional light into the relaxed living and meals zone. An impressively scaled kitchen is equipped with sleek stone bench tops, stainless steel gas appliances and ample cupboard storage. Both two bedrooms with built-in wardrobes and are each filled with natural light, while the master bedroom features an ensuite bathroom. Additional highlights include second bathroom with good fittings – which is rare to find in this building, carpeted living area, air conditioning, concealed laundry, lift and intercom access plus a remote-controlled lock-up garage and a Huge Storage Cage! An elegant and secure marble entry foyer, featuring a striking black water wall, precedes the 24/7 concierge/security and an outstanding selection of resident amenities. Among them are a 21-seat theatre, tennis court, fully equipped gym, 25m pool, spa, sauna, lounge, BBQ area, and covered alfresco zone. Currently on a fixed term lease until 06 Aug 2024. With a rental return of \$800 per week or \$3,477 per month for the apartment, plus about \$160 per month for the storage cage, total annual return would be \$43,644, you will get a cash cow working for you 24/7. Outgoings per year (Estimate): Council rates: \$1,500 Water rates: \$670 Owners corporation: \$5,600 Total: \$7,770 Despite of the convenience of the property, this property is also in Carlton Gardens Primary School and University High School zone, perfect for the family with kids. Hurry up, this well-presented property will not disappoint.