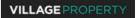
1301/1-3 Valentine Avenue, Parramatta, NSW 2150 VILLAGE PROPERTY



Apartment For Sale

Tuesday, 28 November 2023

1301/1-3 Valentine Avenue, Parramatta, NSW 2150

Bedrooms: 1 Bathrooms: 1 Area: 49 m2 Type: Apartment



Tom Jones 0402829463

Price Guide: \$275,000 - \$300,000

Unit 1301, Mantra Parramatta - Inspections available via private appointment, please contact the agent to arrange inspections. Virtual Tour available via this advertisement, please click the link! Presenting a fantastic opportunity to secure a set and forget investment with incredible returns located in the heart of the Parramatta CBD, perfect for a long term investment or self managed super fund (SMSF) acquisition. This fully furnished one bedroom is a managed investment asset currently leased to Mantra Hotels Parramatta generating a gross revenue of \$54,178* within the last 12 months, with the owner receiving 50% of the apartments revenue, minus expenses. Note: The monthly income is not fixed & can fluctuate with travel demand and use of the property. Property Features Include: Spacious bedroom with large window and built in wardrobe- Kitchenette with electric cooktop- Bathroom with bathtub and tiled floor to ceiling-Ducted air conditioning- Building amenities include Gym, Pool, Spa, Sauna, Restaurant, Cocktail Bar, Conference rooms, internet deskInvestment Features include: Approx gross annual revenue of \$54,178*- Exclusive membership with Accors Partnership Program- Exclusive use of the property 14 nights per annum with access to building amenities- Hassle free passive income stream with full management decisions made on your behalf - set & forget! - Inventory of furniture included with the sale of the propertyNote: This property is zoned for short term letting and can not be lived in fulltime for investment purchase only. Outgoings -Strata: \$1,827 per quarter Council: \$212 per quarter Water: \$167 per quarter