

**1305/1-3 Valentine Avenue, Parramatta, NSW 2150**

**VILLAGE**PROPERTY

## **Apartment For Sale**

Tuesday, 21 November 2023

1305/1-3 Valentine Avenue, Parramatta, NSW 2150

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 48 m2**

**Type: Apartment**



Tom Jones

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**\$295,000**

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 \$58,686\* 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- Secure car space - earns additional revenue ! - Building amenities include Gym, Pool, Spa, Sauna, Restaurant, Cocktail Bar, Conference rooms, internet deskInvestment Features include:- Approx gross annual revenue of \$58,686\* - 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 quarterCouncil: \$212 per quarterWater: \$167 per quarter