

1604/181 Abeckett Street, Melbourne, Vic 3000

Studio For Sale

Saturday, 13 April 2024

1604/181 Abeckett Street, Melbourne, Vic 3000

Bedrooms: 1

Bathrooms: 1

Type: Studio



Kikki Chang
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Daniel Hajro
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\$238,000 - \$258,000

A high-yield investment (an amazing 9.8% approx.) in an award-winning complex, this north-facing studio apartment boasts fully furnished luxury in a lifestyle location with unmatched convenience. Head downstairs from your 16th floor retreat and enjoy close proximity to world-class universities, Queen Victoria Market, free city trams, the State Library, an upcoming train station and a popular collection of cafes, bars and restaurants moments from the front door. Purchase with a reliable, long-standing tenant already in place and hit the ground running! A streamlined kitchen offers sleek stone surfaces, an integrated microwave, electric cooktop, a fridge and a high-end Fisher and Paykel dish-drawer. Framed by floor-to-ceiling glass in northern sunlight, the open layout features roomy living/dining, a study nook with an integrated desk, and captivating full-width balcony views sweeping across the neighbourhood to the north and east. Take advantage of stylish furniture including a Queen-sized bed with storage capability, bedside tables, audio system, student chair, a wall-mounted LG TV and a comfortable lounge suite. Comprehensive features include a fully tiled bathroom, a Euro-style laundry with a washer/dryer, mirrored robes, split-system heating/cooling, double glazing, double roller blinds and recessed down-lighting. Set in the celebrated City Tempo building, resort-style features include a fully equipped gym, shared lounge, a rooftop BBQ terrace, bike storage and low owners corporation fees. The property is currently tenanted on a periodic lease with the potential to be increased to approx. \$490 per week. Make this radiant retreat your high-return investment today! Outgoings: Council Rates: \$155 per quarter approx. Water Rates: \$167 per quarter approx. Owners Corporation Fees: \$780 per quarter approx.* Photo identification will be required upon entering the property. Please contact our agent for your personal tour of this home today.