

206/1 Marmion Place, Docklands, Vic 3008



Apartment For Sale

Friday, 17 May 2024

206/1 Marmion Place, Docklands, Vic 3008

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 69 m2

Type: Apartment



Thomas Tregonning
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Mark Sutherland
0390911400

\$450,000 - \$495,000

Keen investor? Looking for a city's edge holiday pad? It will be almost impossible for you to go wrong with this stylish, practical and well-sized 2-bedroom apartment which is located in the popular Sebel Docklands. Apartment enjoys a 5.96% gross yield with \$26,816 per annum in rent. Your eyes will be drawn through the large living space and onto the greenery and trees beyond. This property comes fully-furnished. Currently enjoying a long-term lease with the Sebel on a multi-year term with set increases and additional options. Options to book yourself and stay in your own investment when in town. Make the most of the low-maintenance yet well-sized living and meals zone with excellent natural light. Balcony has great tree-top views which will put you at ease with city and harbour glimpses. Chic stone kitchen is equipped with quality stainless steel appliances. Built-in robes are a feature of both of the bedrooms. Pristine central bathroom. European laundry. Reverse cycle heating and cooling. Secure intercom. Secure car space on the same level as the property. PROPERTY SIZE Internal 65sqm External 4sqm Total Size 69sqm AMENITIES The Sebel building gives residents access to an indoor lap pool, spa, gym, outdoor entertaining BBQ terrace, cinema, tennis court, yoga room, private dining room, and business centre. LOCATION Near The District Docklands which features Hoyts Cinemas, Woolworths supermarket, Dan Murphy's, Chemist Warehouse, and a wide range of specialty shops & restaurants. You're also close to Capital City Trail, Docklands Primary School and kindergarten, Marvel Stadium, leading universities, trams including the free City Circle line, Southern Cross Station, and a short walk to the Port Phillip Ferries. All information including the internal and external property area (floor size, address, and general property description) on the website has been provided to Lucas Real Estate by third parties. Information contained on the website should not be relied upon and homebuyers are encouraged to undertake due diligence before a property purchase. Please contact Thomas Tregonning on 0413 317 304 or Mark Sutherland on 0418 691 585 to discuss this property further.