

212/1 Ascot Vale Rd, Flemington, Vic 3031

RENTED_{PM}

Apartment For Sale

Friday, 5 April 2024

212/1 Ascot Vale Rd, Flemington, Vic 3031

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 55 m2

Type: Apartment



Steven Dong
0450701022



Emily Chen
0430800855

\$350,000 - \$380,000

Inspections by Appointment! Overflowing with investment potential or serving as the perfect starter home, this modern one-bedroom apartment in Melbourne's inner city exudes light, luxury, and prime location. The open-plan living/dining area boasts timber flooring and extends to a balcony, perfect for relaxation or entertaining. The designer kitchen features stone surfaces, cabinetry, and state of the art appliances. The spacious bedroom includes ample built-in wardrobes. A modern bathroom with laundry and split-system heating/cooling ensure comfort. Benefit from convenience near trams, train stations, shops, parks, cafes, restaurants, and more. This chic apartment epitomises modern living. Enquire today for your next home or investment! Investment Highlight:- Leased long term to service apartment provider for \$1581pcm. Lease is due to renew and rent to increase by end of 2024. Appraised new rent is \$1900 pcm. - Absolute ZERO vacancy! No letting fee or advertising fee needed.- Tenant pays for 70% of OC fee. Another \$2193 pa additional investment income! - High depreciation for great tax benefit.