

**213/1 Delany Avenue, Burwood, Vic 3125**

**Apartment For Sale**

Monday, 20 May 2024



213/1 Delany Avenue, Burwood, Vic 3125

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Kenny Lau

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**\$135,000**

If you are seeking a strong cash-flow performer to add to your investment crown, look no further than this one-bedroom apartment. An investment decision of remarkable acumen, the property's position within a strong capital-growth network guarantees it a high rental yield, while its design requires little upkeep & attention. Positioned on a quiet street less than 500 metres from Deakin University with Burwood Highway trams, restaurants and cafes just seconds away, this 1-bedroom student apartment is a very astute investment opportunity. A modern kitchen with microwave, cooktop and refrigerator is accompanied by a meals area, study, attractive and fresh bathroom plus a spacious bedroom and balcony access. Including a secure foyer and intercom as well as a shared laundry and a large common room. It also comes with an undercover car space. Tram number 75 is located within walking distance of the building, on Burwood Highway, and takes you to local shops in minutes (including the brand-new Burwood Brickworks, Burwood One (24x7 shopping at Kmart and Coles) and Burwood Heights shopping precincts), or Melbourne City centre in approximately thirty minutes. Currently tenanted for \$1,200 per month.