

22/43-51 Lonsdale Street, Melbourne, Vic 3000



Apartment For Sale

Friday, 31 May 2024

22/43-51 Lonsdale Street, Melbourne, Vic 3000

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Martin Russell

\$209,000

*** THIS IS FOR THE ASTUTE INVESTOR ONLY – CANNOT BE USED FOR OWNER OCCUPATION *** This neat one bedroom apartment is located in the heart of Melbourne's theatre district in leafy Lonsdale Street. There is a well presented separate living room with kitchenette that has been recently re-painted & re-carpeted with new reverse cycle air-conditioning installed. The large refurbished bedroom has built in robes and adjoins the bright stylish ensuite. Leased to the Comfort Hotels until 7th October 2027 with two further 10 year options. INVESTMENT SUMMARY: RENT: \$16,704.72 per annum \$321 per week RENT REVIEW: Annually from year 3 of each term RETURN: 8% Gross (7.2% Net) LEASE: Until 7th October 2027 OPTIONS: Two further ten year options OWNER PAYS: Owners Corporation maintenance fund Council rates Water rates TENANT (Comfort Hotels) PAYS: Owners Corporation administration fund Water usage Insurance General maintenance Inspection by private appointment. Although every care has been taken in the preparation of the above information, we stress particulars herein are for information only, and do not constitute representation by the Owner or the Agent. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.