## 30/59-61 Kembla Street, Wollongong, NSW 2500



## **Apartment For Sale**

Thursday, 14 March 2024

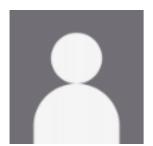
## 30/59-61 Kembla Street, Wollongong, NSW 2500

Bedrooms: 2

Bathrooms: 2

Parkings: 1

**Type: Apartment** 



Mandy Fountain

## \$469,900

\*\*Investors Only\*\* - OPEN FOR INSPECTION THIS FRIDAY AND SATURDAYThe Perfect Waterside EscapeBoasting spacious living areas, 2 bedrooms, both with built in robes, and a carpark on title, this neat apartment is an investment property an astute investor won't want to miss. Location wise, Quest Wollongong's location is a vibrant blend of the hustle and bustle of city living and the friendly coastal attitude that this part of the world is so famous for. Discover copious heritage sites, fishing and surfing spots, stunning rainforest walks and plenty of delicious seaside eateries and bars. It is also home to the University of Wollongong and industrial businesses, making for an exciting mix of locals to get to know.Lease Details:Rent from June 2024: \$634 per week - \$32,997 paReturn: 7.02% Gross, 6.19% NetJune 2025: Market Review.\*\*\* Please note gross and net yields do not include future upgrade works\*\*\*Lease Terms: Lease to 14/06/ 2025 with 3 x 5 yr optionsRent Reviews and Increases: Scheduled 4% increases- with market rent reviews every 5 years (next due June 2025)Owner Outgoings:\*\*Council rates: \$1400 per annum\*\*Water rates: \$700 per annum\*\*OC Sinking fund only: \$1800 per annumThe Tenant pays Admin Fund levies.\*\* All figures are estimates Disclaimer. The information provided herein, and any further information supplied, is provided by way of example only. It is intended as general information only and is not to be construed as investment, legal or taxation advice. Potential investors are encouraged to seek the advice of their legal, financial and other advisors prior to investing, so as to determine whether this type of investment is suitable for their specific needs. The information contained has been provided to us by the vendor/s. Potential purchasers are advised to conduct independent due diligence to ensure its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.We do not accept any liability for government legislation or rulings that override the terms and conditions of leases provided to us by third parties, (landlords and tenant) we are not bound by any warranty, representation, collateral agreement or implied terms under the general law or imposed by legislation in relation to goods, services and other offersImages provided are of typical apartments and not actual.