

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 SATURDAY**
The Perfect Waterside Escape Boasting 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 pa Return: 7.02% Gross, 6.19% Net June 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 options Rent 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 annum** The Tenant pays Admin Fund levies. **** All figures are estimates**
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