

301/59-61 Kembla Street, Wollongong, NSW 2500



Apartment For Sale

Wednesday, 27 March 2024

301/59-61 Kembla Street, Wollongong, NSW 2500

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Mandy Fountain

\$342,000

****Investors Only** - OPEN FOR INSPECTION THIS FRIDAY AND SATURDAY** Home to the University of Wollongong and industrial businesses, the property attracts both business and leisure guests. With the WIN Sports & Entertainment Complex less than a 1km walk and a thriving business economy, this one bedroom apartment with secure basement car park on title will attract investors wanting a blue chip New South Wales location. Quest Wollongong is centrally located in the heart of the CBD, and an easy stroll to a vibrant blend of restaurant, cafes, cultural attractions, the main shopping precinct, Wollongong's harbour and beautiful beaches. This large open plan one bedroom, one bathroom apartment has a total of 50sqm internal area, with a carpark on title. The car spot is located in a secure basement carpark. As you enter, the galley kitchen welcomes you, leading effortlessly into the combined living and dining area. The adjacent bedroom features a built-in robe, while the adjacent bathroom includes a built-in linen closet and an integrated laundry facility. Lease Details: Rent from June 2024: \$438 per week - \$22,800 pa Return: 6.67% Gross, 5.7% 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 6 x 5 yr options Rent Reviews and Increases: Scheduled 4% increases- with market rent reviews every 5 years (next due June 2025) ** Please note images are generic one bedroom apartment in the same property. ** 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 provided on this advert has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in 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. Our company (including its owners, employees and agents) 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 offers advertised on or purchased through our website. We accept no liability whatsoever in relation to the advertisement, sale or use of goods, services of other offers advertised on or purchased through our website.