

**403/K13 Raleigh Street, Windsor, Vic 3181**

**Apartment For Sale**

Thursday, 30 May 2024



403/K13 Raleigh Street, Windsor, Vic 3181

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Ryan Pagan  
0393753377



Thomas Maher  
0393753377

**\$115,000 - \$125,000**

Pagan Real Estate presents a fantastic opportunity to purchase this 'cashcow' studio/student apartment, in a prime Melbourne location offering excellent rental returns. Current UNI LODGE Rent sits at \$321 per week. Leased to 31/01/2025. Offering a prime location close to Toorak Road, these fully furnished units come with bed, sofa chair, study desk/chair, kitchen table, fridge, microwave, internet, and roller blinds. This affordable studio apartment in a purpose-built complex is self-contained, and offers a high-yield investment for the savvy investor. Located with lifestyle in mind, the unrivalled convenience sees the complex enjoy close proximity to Fawkner Park, Prahran Market, St. Kilda Beach, and citybound trams, as well as multiple options for cafes, bars, and restaurants. This dedicated student accommodation features chef-ready kitchen with sleek stone surfaces, tiled splash-back, gas cooktop, fridge, microwave, and plenty of storage. The unit is completed by the fully tiled bathroom, study nook, and split system heating/cooling. Fully furnished and ready to move straight in, UniLodge on Raleigh offers bicycle storage, a common room, shared laundry facilities, secure swipe/intercom entry, carparking for students at a cost and low owner's corp. fees. Don't miss this value packed opportunity. Owner's Corp Fees approx. \$2,139 p pa (approx.) Council Rates approx. \$320 pa (approx.) Water rates approx. \$220 per quarter (approx.)