

**411/1 Queens Avenue, Hawthorn, Vic 3122**



**Sold Apartment**

Thursday, 7 March 2024

411/1 Queens Avenue, Hawthorn, Vic 3122

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Contact agent

Presenting an appealing investment opportunity for both novices and seasoned investors, this modern one-bedroom student apartment is strategically located near Swinburne University and the lively Glenferrie Road shopping district. Nestled within a cosy boutique complex, this fully-furnished property is currently under a secure lease until 2025, generating monthly returns of \$1151. With its outstanding location and desirable features, renewing the lease upon expiration is expected to be seamless. It also has a titled car park that can be leased out separately. It has an estimated rental return of \$90pcm further enhancing the monthly yield. The apartment itself is flooded with natural light and features a compact yet functional kitchenette, a bedroom with ample storage, a well-appointed bathroom, and secure intercom entry. Additionally, residents enjoy access to shared amenities, including a laundry, bike storage, and both indoor and outdoor communal spaces. Benefiting from a prime location, the apartment provides convenient access to a plethora of amenities such as diverse dining options, cafes, bars, Coles supermarket, and Lido Cinemas on Glenferrie Road. Central Gardens, eateries along Burwood Road, Auburn Village, Camberwell Junction, tram services, and the Auburn and Glenferrie Train Stations are all within walking distance, enhancing the overall appeal of this property.