

**413/471 Little Bourke Street, Melbourne, Vic 3000**



**Unit For Sale**

Thursday, 18 April 2024

413/471 Little Bourke Street, Melbourne, Vic 3000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 50 m2**

**Type: Unit**



Nick Walters  
0438557885

**\$319,000**

Tenanted until March 2029, enjoy the benefits of a secure lease with this oversized executive studio serviced apartment of approximately 50sqm. Situated on Level Four and with a Westerly aspect overlooking the Little Bourke St Reserve, the apartment features an open plan kitchen, dining and living area, generous bedroom with BIR and bathroom with separate bath and shower. The property offers a top floor gym and sauna, good security, a quality restaurant and bar situated just off the lobby, and a fantastic Melbourne location near the heart of the legal precinct – all making this a very desirable investment choice. NB. THIS IS FOR THE ASTUTE INVESTOR ONLY - NOT FOR OWNER OCCUPATION. IMPORTANT INFORMATION: RENT: \$23,968 pa (Effective April 2024) (\$460 per week approx.) INCREASE: Annual 3% between Market Reviews. (Market Reviews every 2.5 years) RETURN: 7.5% Gross (6.4% Nett) LEASE: Until March 2029 OPTIONS: Four Further Five Year Options TENANT (PHG) PAYS: Owners Corporation Admin Insurance General maintenance ESTIMATED OWNER PAYS: Maintenance Fee: \$1,000 pa Council Rates: \$1,200 pa Water Rates: \$1,070 pa Inspection is by private appointment. For further details please contact: Nick Walters of Kingsford Property - 0438 557 885 Nick@kingsfordproperty.com.au Although every care has been taken in the preparation of the above information, we stress particulars herein are for information only, and do not constitute representation by the Owner or the Agent.