

45/66 Julia Street, Portland, Vic 3305



Apartment For Sale

Thursday, 11 April 2024

45/66 Julia Street, Portland, Vic 3305

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 67 m2

Type: Apartment



Mandy Fountain



Celeste Lim
0448111449

\$225,000

Quest Portland homes the only deep-water sea port between Adelaide and Melbourne, making it a major hub for sea transport. Its sheltered harbour provides calm waters for a marina, wharves and shipping berths and its major industries includes the Alcoa aluminum smelter which commenced operations in 1986. The property is situated on the south-west coast of Victoria, 1 hour & 15 min west of Warrnambool. A town rich in history, displaying an abundance of 19th Century Bluestone buildings and boasting over 200 properties classified by the National Trust. This 2-bedroom apartment consists of a main bathroom shared with the main bedroom. Across the lounge is a good sized second bedroom. All bedrooms come with built-in robes. The open plan kitchen features a built-in oven, gas stove, cabinets, a modern sink and tapware.

Lease Details: Current Rent: \$348 per week - \$18,130 pa Return: 8.06% Gross - 6.10% - Net Rental Increases as follows: July 2024 + 4% = 8.38% gross July 2025 + 4% = 8.71% gross July 2026 + 4% = 9.06% gross July 2027 + 4% = 9.42% gross July 2028 - Market Review followed by 4% increase in July 2029 - 2032 Lease to 30/06/2033 plus 3 x 5 Year options** Net returns do not include capital works, government taxes or additional expenses associated with property ownership

Approximate Owner Outgoings: Council Rates: \$ 982 Water Rates: \$ 604 Body Corporate Administration Fee: Paid by tenant Body Corporate Sinking Fund: \$2811 per annum

Disclaimer: Please note the images provided are generic and typical of 2-bedroom apartments in the building. They are not images of the actual apartment. 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 contained has been provided to us by the vendor/s. Potential purchasers are advised to conduct independent due diligence to ensure 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. We do not accept any liability for government legislation or rulings that override the terms and conditions of leases provided to us by third parties, (landlords and tenant) We 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. We accept no liability whatsoever in relation to the advertisement, sale or use of goods, services of other offers as contained within.