

**62/172 William Street, Melbourne, Vic 3000**

**Apartment For Sale**

Tuesday, 30 April 2024

62/172 William Street, Melbourne, Vic 3000

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 72 m2**

**Type: Apartment**



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Teresa Ghobril  
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**\$350,000 - \$380,000**

INSPECT VIA APPOINTMENT Affordable investment with secure rental income of \$22,947 PA + 3% annual increase, this apartment represents long term yield stability. An excellent opportunity to add to your portfolio in the renewed CBD precinct. Securely leased to an established hotel operator, The Quest, this well-maintained apartment is currently on the second year of a 5-year lease with two (2) further options of five (5) years each. The tenant pays for OC admin fees, council and water rates. Well located in the Central Business Precinct, the apartment features spacious open plan living, quality fitting and fixtures, modern bathroom, heating, and cooling. Public transport is at the door, providing exceptional access to all areas of the city, and walking distance to Crown, Marvel Stadium, Southbank, Queen Victoria Market, The Arts Precinct and Bourke Street Mall Shopping. If you are a savvy investor looking to set and forget, with consistent return above cash rate, this strategically located apartment will prove a valuable asset. PLEASE CONTACT AGENT FOR FURTHER INFORMATION OR TO ARRANGE AN INSPECTION. Disclaimer: The information provided herein, and any further information supplied is intended as general information. Please refer the Vendor Statement (section 32). 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. Potential purchasers are advised to conduct independent due diligence to ensure its accuracy.