

**801/800 Swanston Street, Carlton, Vic 3053**

**BOW RESIDENTIAL**

**Sold Apartment**

Friday, 1 December 2023

801/800 Swanston Street, Carlton, Vic 3053

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Peter Doan

0400423218

**\$200,000**

**\*\*THIS PROPERTY NOT ONLY OBTAINED A TOP PRICE, BUT WAS SOLD USING OUR NO SALE, NO CHARGE OFFER. TO FIND OUT MORE, PLEASE CONTACT PETER DOAN ON 0400 423 218\*\***Directly facing Melbourne University within easy walking distance to the CBD, this affordable and spacious 1 bedroom (plus a handy study area) student apartment is the ideal set-and-forget investment opportunity. Fully furnished and set on the 8th floor of the sought-after College Square complex, step outside and stroll to school across the road, Carlton Gardens greenery and crowd-pleasing Lygon Street restaurants with a city-bound tram right on your doorstep. This is the low-vacancy, low-maintenance certainty you've been waiting for! • Superb investment opportunity with great rental reward of 10%+ ROI (Currently leased at \$435 pw) • Sun-lit open-plan living with a modern kitchen with a tiled splashback • Great Facilities including swimming pool, a fully equipped gym, games room, a shared lounge, dedicated study spaces/meeting rooms, same-level laundry facilities and a BBQ terrace for entertaining in numbers • 1 large sized bedroom fitting two single beds plus 1 extra study room easily accommodating two people, built-in robes & built-in study desk & chairs, spacious stylish bathroom and high ceilings • Fully-furnished student apartment with appliances including fridge, microwave oven, panel heating etc. • Friendly 24-hour on-site security with CCTV and reception desk • Conveniently located within close proximity to all desired services and amenities; This superb investment opportunity won't last long. Please call Peter Doan on 0400 423 218 for more information