

809/84 Northbourne Avenue, Braddon, ACT 2612



Sold Apartment

Thursday, 24 August 2023

809/84 Northbourne Avenue, Braddon, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 55 m2

Type: Apartment



Michael Braddon
0408446793



Stacy Otero
0403941366

\$280,000

Register to bid or follow the online auction at <https://buy.realtair.com/properties/110902> Unlock the doors to an exceptional investment opportunity at Mantra On Northbourne. Boasting an impressive return on investment of up to 12%, this serviced apartment is a savvy choice for investors seeking attractive yields. With an existing lease agreement in place with Accor, this truly is a set-and-forget investment that provides hassle-free, guaranteed income generation, without any traditional landlord responsibilities. Situated directly in Canberra's city centre, its prime location ensures strong demand from both business and leisure travellers with guests just minutes walk from some of the best restaurants, shopping, bars, and entertainment venues in the nation's capital. Light rail and the bus network links are quite literally at Mantra's doorstep, providing guests with convenient and easy access to explore landmarks and tourist destinations. The one-bedroom serviced apartment is fully furnished, with a kitchenette, queen bed, two bedside tables, mirrored built-in robes, TV, bathroom, European laundry, and a private balcony that offers cityscape views to picturesque Black Mountain Tower – the perfect spot for guests to unwind and soak in the energy of the bustling city centre. In addition, the apartment comes with an allocated car space, meaning guests will appreciate the convenience of secure underground parking, adding to the overall guest experience. Accor will also be undertaking soft refurbishments to the apartment over the coming months at no expense to the new owner. With the added advantage of professional management, handling guest bookings, maintenance, and cleaning, it truly is a hands-off investment. With a remarkable up to 12% return on investment, this property offers a compelling financial proposition that outperforms traditional investment options. It's a chance to enhance your financial portfolio while enjoying the convenience of a turnkey investment.

Features:- 1 bedroom fully furnished serviced apartment- Located on the 8th floor- Reputable Accor hotel network- Up to 12% ROI- Modern comfortable layout- Private balcony with views- Kitchenette- Bathroom/European laundry- Internet connection- TV- Air conditioning- 1 secure underground car space- Hotel amenities include a heated indoor pool, sauna, gym, restaurant and bar- One block from the CBD- Short walk to The Canberra Centre and Braddon- Easy access to transport, light rail and major bus routes

Further information: Living space: 55m² EER: 6 Income; Rental return: \$23,976.39 p.a, guaranteed 5-year lease agreement from 19 October 2023 to 18 October 2028 Expenses; Body Corp: \$670.01 p.q Rates: \$414.49 p.q Land Tax: \$499.73 p.q No additional hotel or management fees

This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.