

819S/750 Bourke Street, Docklands, Vic 3008



Apartment For Sale

Thursday, 18 April 2024

819S/750 Bourke Street, Docklands, Vic 3008

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Mandy Fountain



Celeste Lim
0448111449

\$443,000

*AGENT ONSITE FOR VIEWINGS: Sunday, 21 April, 12.30pm to 1pm. Overlooking the incredible Marvel Stadium, Quest Docklands is the perfect location for sports lovers, while balmy evenings can be spent picking from the multitude of restaurants and bars lining both the Docklands promenade as well as nearby Southbank. Everything you could possibly need is within walking distance, while you've got both trams and trains running by to get you anywhere within minutes. This well-appointed 1 bedroom apartment features an open plan concept that flows seamlessly from the kitchen to the dining area, to the lounge filled with natural light. The kitchen features stainless steel finish, oven and dishwasher, with a laundry in the bathroom. The bedroom comes with mirrored wardrobe with ample closet space. Lease details: Current rent: \$29,484 per annum, \$567 per week, going up to \$590 per week in September **Yield: 6.65% Gross Rent increase: Sep 2024 - 4% increase Sep 2025 - Market rent review Sep 2026 - 4% increase Sep 2027 - 4% increase Sep 2028 - 4% increase Sep 2029 - 4% increase Sep 2030 - Market rent review Owner Outgoings: **Council rates **Water rates **OC Sinking fund only The Tenant pays Admin Fund levies. Disclaimer. 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.