

**24/1 Ken Tubman Drive, Maitland, NSW 2320**



**Apartment For Sale**

Saturday, 29 June 2024

24/1 Ken Tubman Drive, Maitland, NSW 2320

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Sharon Skelton

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## Price Guide \$305,000 - \$325,000

This fantastic opportunity for a set-and-forget investment is located in the heart of Maitland. Under lease until 2027, with future options! Quest Apartments Maitland is located approximately 36 minutes from the Newcastle Airport. Conveniently positioned in Maitland's CBD, just a short stroll to Maitland's Main shopping and business precinct, a variety of cafes and restaurants, as well as the Art Gallery and Cinema being close by. The spacious single level, first floor one bedroom apartment features open plan living with balcony off both the living and bedroom areas. The master suite is home to a king sized bed and the apartment is fully furnished. The stunning bathroom has recently had a complete renovation and also provides laundry facilities for your convenience. The apartment has a full kitchen complete with dishwasher, oven, cooktop and fridge. Air Conditioned for year round comfort and completing the package is an open car space in the car park provided.

- A long term investment currently leased until 2027 with 4% increase each consecutive year.
- Current gross rent return \$21956pa, \$422.23pw
- Rent increase March 2025 of 4% to \$22834
- Rent increase March 2026 of 4% to \$23748
- Rent increase March 2027 of 4% to \$24698
- Council rates Approximately \$320pa
- Water Approximately \$900pa
- Strata levy \$957pa

Simply invest and reap the rewards of a great location and a low-maintenance investment. Call Sharon 0402 433 317 or Katherine 0428 908 992 for more details and to arrange your private inspection. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this document.