

806/238 Flinders Street, Melbourne, Vic 3000

MELCORP

Apartment For Sale

Thursday, 11 July 2024

806/238 Flinders Street, Melbourne, Vic 3000

Bedrooms: 1

Bathrooms: 1

Area: 33 m2

Type: Apartment



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0396631117

\$235,000

Currently secured with a lease and a tenant who wishes to stay, meaning you have a guaranteed return on investment with no vacancy concerns. Prime Location: • Directly opposite Flinders Railway Station • Doorstep access to tram and bus stops • Walking distance to Melbourne's finest offerings: shops, malls, restaurants, Yarra River promenade, Botanical Gardens, museum, sports and entertainment centers Property Features: • Situated on the 8th floor of Clements House • Open-plan lounge and dining area, flooded with natural light from big windows • Enjoy stunning views • The current open bedroom area can be easily converted into a separate bedroom with built-ins Don't miss this fantastic investment opportunity in the heart of Melbourne! Gross Income: \$19,814 p/a Outgoings: Body Corporate fees: \$822.50 p/q Council rates: \$160.64 p/q Water rates: \$148.53 p/q