

G24/1728 Dandenong Rd, Clayton, VIC, 3168



Apartment For Sale

Monday, 19 August 2024

G24/1728 Dandenong Rd, Clayton, VIC, 3168

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Shanky Walia
0434781294



Li ying Quan
0402660984

Ground Floor Returning 8% (approx.)

This fantastic opportunity is perfect for the savvy investor looking to secure a one-bedroom student housing-only apartment that is being sold fully furnished & comprising of a galley kitchen, gas cooktop & clever use of cupboard space, bedroom with built-in wardrobe, built-in study nook, open plan living room, central bathroom & toilet, as well as access to a large communal laundry & T.V. & lounge entertaining area downstairs for all the students to utilise.

(Example only)

Potential Rental \$250 - \$270 PW

Rent in 2022 = $\$270 \times 52 = \$14,040$

Purchase price = \$175,000

Mortgage is 100% = $\$175,000 @ \text{say } 5\% = \$8,750$

ROI = $14.076 (1173.00 \times 12) / 175,000 = 8.02\%$

Positive Cash Flow = Rent - Mortgage = $14,040 - 8,750 = \$5,290$

(These calculations are not audited or considered to be accurate, but it is advised that prospective BUYERS are asked to do their own due diligence and satisfy themselves for their own situations.)

The building is approx. 10 years old, opposite Monash University Clayton Campus, and managed by Student Housing Australia.

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>