

3 WETLAND DRIVE, Williamstown North, Vic 3016



Duplex/Semi-detached For Sale

Sunday, 23 June 2024

3 WETLAND DRIVE, Williamstown North, Vic 3016

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 123 m2

Type:

Duplex/Semi-detached



Mandy Fountain

\$445,000

LONG TERM LEASE WITH OPTIONS- Approx \$583 per week return. - No management or letting fees!With a flexible lease that allows for new owner to remove from the leasing pool in terms three or four this lakefront double storey townhouse offers a blue-chip location with serene outlooks over the Jawbone Nature Reserve and Marine Sanctuary in sought after Williamstown North.Currently under lease with Quest Apartment Hotels, Lease details as follows: RENTAL INCOME: \$583 pw- \$30,350 pa- % of rental occupancy and revenue. (Jul 23- Jun 24 % hotel revenue rent)Approx Return: 6.82% Gross - 6.09%- NetHotel Revenue Rent applicable until January 2028. Leased to: 14/01/2028 plus 2 x 5 Year optionsThis fabulous double storey townhouse offers a spacious and open plan layout with living zones downstairs and bedrooms/ bathrooms upstairs. The fully refurbished kitchen includes stone benchtops and adjoins a family & meals room with double sliding doors providing indoor/ outdoor living and views directly to the nature reserve and lake. Upstairs the sizeable master bedroom boasts ensuite and outdoor balcony, a perfect place to retreat and observe an array of birds and wildlife that surrounds the marine sanctuary. The second bedroom and main bathroom also feature on the upper level, complete with a laundry and powder room downstairs (refurbished) and allocated carpark on title at the front of the property.Under lease with Quest until Jan 2028 with 2 x 5 yr options. The new purchaser will have option to renew and extend with Quest, or explore other permitted uses after 2038***PLEASE NOTE***- CARPET AND PAINT UPGRADES ARE CURRENTLY OCCURINGPLEASE CALL FOR MORE INFORMATIONSSOME IMAGES MAY BE GENERIC AND NOT OF EXACT LOTA mere 12 km from CBD Melbourne, the property attracts both corporate and leisure guests with its ideal position. Only 3.5km to the main entertainment precinct located along Ferguson Street and Douglas Parade, featuring an array of restaurants, cafes, galleries and boutique shopping within historic buildings. The industrial districts of Newport, Altona, Sunshine, Tottenham, Laverton, Brooklyn and Derrimut are all within very close proximity for corporate guests.With a secure leased to 2028, and tenant options until 2038 - the successful purchaser has the flexibility of removing from the current lease in 2038. Approximate Owner Outgoings:Council Rates: \$1183 per annumWater Rates: \$ 678 per annumBody Corporate Administration Fee: Paid by tenantBody Corporate Sinking Fund: \$1354 per annum 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 me by the vendors or third parties. 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.