

**110/127-133 Leicester Street, Carlton, VIC, 3053**



**Studio For Sale**

Wednesday, 25 September 2024

110/127-133 Leicester Street, Carlton, VIC, 3053

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Studio**



Gavin Zeitz

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## **Solid Investment for Cash Buyers Potentially at 10% in Pocket Return!**

An exceptional investment opportunity awaits with this fully furnished student accommodation at 110/127 Leicester Street, Carlton. Perfectly positioned just 100 metres from Melbourne University and a short walk to RMIT, the City Centre, and Queen Victoria Market, this property offers unbeatable convenience for students. Leased at \$1412 per month you can achieve an exceptional return.

### Key Features:

- \* **Purpose-Built for Students:** Designed specifically for student living, the building includes secure video entry, security lift access to all floors
- \* **Convenience and Comfort:** Each apartment is fully furnished with a study desk, single bed, electric heating, TV, and a modern kitchen equipped with gas cooking, microwave, cutlery, and crockery.
- \* **Low Running Costs:** Rent includes gas and water usage, with discounted electricity provided through a special student rate.
- \* **Shared Amenities:** Residents benefit from two common rooms, outdoor terraces, communal laundry facilities, and bicycle storage.
- \* **Ideal Location:** Located in the heart of Carlton, students enjoy easy access to public transport, a convenience store, and all the amenities of Melbourne's bustling city centre.

This property offers a hassle-free investment opportunity in one of Melbourne's most desirable student hubs. Whether you're an investor seeking consistent rental returns or a parent looking for a secure option for your student, this is a chance not to be missed.

Be quick to enquire!