

UNIT 3/155 FITZROY STREET, St Kilda, Vic 3182



Apartment For Sale

Monday, 17 June 2024

UNIT 3/155 FITZROY STREET, St Kilda, Vic 3182

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 86 m2

Type: Apartment

Expressions of Interest Closing Friday 2nd August

To enquire, please email or call 1300 815 051 and enter code 7184

The perfect place to live and/or possibly the most amazing investment opportunity you can think of, with proven earnings potential! About the property: Your property search is taken to a premium level with this funky New York styled loft apartment, nestled amongst the tree canopies and located in the historic Waldorf building, with the cafes and restaurants of Fitzroy Street all around. You are within strolling distance of the beach and Albert Park Lake, and have trams on your doorstep for easy access to everything Melbourne has to offer. This captivating apartment is filled with light, character and attractive architectural features. Storage is in abundance because of the cleverly designed cupboards and shelving throughout the property. The open plan living area is spectacular with a solid timber flooring, beautiful ceiling angles and a skylight, an exposed brick wall dating from way back when the building was built over 100 years ago and a unique arched window which takes in views of Melbourne city and Albert Park. This large space includes the lounge and dining areas, a kitchen with an island complete with stone bench tops and dishwasher. The list of features includes: a separate European laundry, reverse cycle heating/cooling, a separate work-from-home area with a built in desk, two queen-sized bedrooms, dual-access bathroom with stone tops and a secure parking spot which has the added bonus of being on a separate title. There is literally nothing left to do. The most recently completed renovations included carpet replacement throughout, retiling of the bathroom floor, fitting of a new toilet, updating the roller blinds, and finished off with a complete repaint of the whole apartment. The story gets even better because the sale includes the opportunity to acquire the cool and hip furniture, soft furnishings, white goods, etc., through separate negotiation with the owners. About the investment potential: Acquired in 2014 by the current owners, the property was leased to tenants solidly for 6 years. For the past 4 years, the owners have managed the property as a highly successful short-term let investment (through Airbnb) and it is no ordinary listing because it is one of the top 5% of homes on Airbnb and achieving 5-star ratings and earned the owners "Superhost" status. The apartment is regularly booked at around \$220-\$300 per night, achieving up to \$1200 per night at certain times of the year. Possible options for you to consider include: Live full time in this amazing apartment as your own home. Rent out as a long term lease investment. Operate a full time, short-term let arrangement (E.g., Airbnb, etc.) Hybrid: Live in as your home and also advertise for occasional short-term let through Airbnb, etc., to produce an income! With the furniture and furnishings available through negotiation, the perfect blend of ingredients are on offer for a limited time, ready for you to start or augment your own investment journey! This exclusive sale is being managed by the owners and their appointed legal representatives, allowing you the opportunity to negotiate directly and secure this unique and amazing property for yourself!

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