

33/43-51 Lonsdale, Melbourne, Vic 3000



Unit For Sale

Wednesday, 26 June 2024

33/43-51 Lonsdale, Melbourne, Vic 3000

Bedrooms: 2

Bathrooms: 1

Type: Unit



Martin Russell
0417005302

\$255,000

*** THIS IS FOR THE ASTUTE INVESTOR ONLY AND CANNOT BE USED FOR OWNER OCCUPATION *** This bright third floor apartment presents immaculately and offers the investor the security of a long term lease and high returns. The central living dining area has excellent natural light and is serviced by a functional kitchen. Both bedrooms are ample in size and have built in robes plus there is a sparkling stylish bathroom. Recarpeted, repainted and redecorated this investment should not be missed. INVESTMENT SUMMARY: RENT: \$19,169.16 per annum \$369 per week RENT REVIEW: Annually from Year 3 of each term RETURN: 7.5% Gross (6% Net) LEASE: Until 7th October 2027 OPTIONS: Two further ten year options OWNER PAYS: Owners Corporation maintenance fund \$1,692.36 pa Council rates \$1,069.82 pa Water rates \$1,097.84 pa TENANT (Comfort Hotels) PAYS: Owners Corporation administration fund Water usage Insurance General maintenance Inspection by private appointment. Although every care has been taken in the preparation of the above information, we stress particulars herein are for information only, and do not constitute representation by the Owner or the Agent. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.