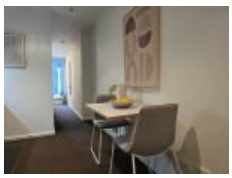
Gibson Land
Collins Square Tower 5Level 23, 727 Collins Street,
Docklands VIC 3008

101/160 Little Lonsdale St, Melbourne, VIC 3000 **$260,000 to $275,000**

Apartment 1 1






Furnished & Tenanted | 9.4% Yield | Rental Growth Upside to

TURNKEY CBD INVESTMENT | FURNISHED | PRIVATE BALCONY | SECURE INCOME UNTIL JULY 2027

Open for Inspection

By Appointment.

Perfectly positioned in the heart of Melbourne's CBD, this fully furnished and tenanted apartment at 160 Little Lonsdale Street represents a rare opportunity for investors seeking immediate, hassle-free rental income with compelling growth upside.

THE INVESTMENT CASE

Currently leased until 14 July 2027 at $1,955 per month, this property is generating a gross rental yield of approximately 9.4% at the listed price — well above the Melbourne unit market average of 7.97%. With comparable furnished units in the building and precinct now achieving $550–$570 per week, the next lease presents a meaningful rental uplift of 22–27% for the incoming owner.

No vacancy risk. No setup costs. No furniture to source. Simply settle and collect.

THE PROPERTY

Situated on Level 1 of the well-maintained complex at 160 Little Lonsdale Street, this smartly designed apartment offers:

- 1 bedroom | 1 bathroom | private balcony
- 26m² internal + 4m² balcony = 30m² total area
- Fully furnished including all white goods — completely turnkey
- Built 2003 | Capital City Zone CCZ1 — Schedule 1
- Council: City of Melbourne

THE LOCATION

Nestled on Little Lonsdale Street, one of Melbourne's most vibrant CBD addresses, the property sits moments from:

Listed By
Abby Loh

Mobile: 0498 259 267

Mandy Loh

Mobile: 0412 385 936

Listing Number: 3550531

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.