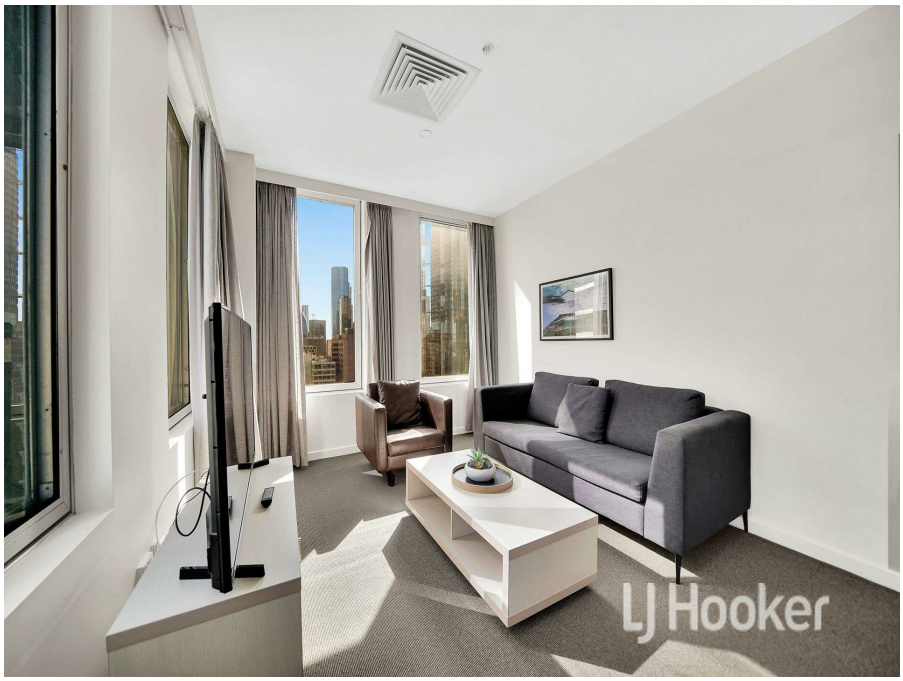
LJ Hooker City Residential
Level 10224 - 236 Queen Street,
MELBOURNE VIC 3000

2109/60 Market St, Melbourne, VIC 3000 **$410,000 - $440,000**

Apartment 2 1















Prime CBD Investment or Future Owner-Occupier Opportunity
Positioned in the heart of Melbourneï¿½s CBD, this well-presented apartment offers an outstanding opportunity for investors and future owner-occupiers seeking rental certainty and lifestyle appeal.

Open for Inspection

By Appointment.

The property is already renewed on a 5-year lease from 1 September 2026, securing a 10% uplift to $682 per week (from $620) with further 5% annual increases throughout the term. This delivers stronger rental growth and greater certainty over the next five years.

Key Investment Highlights
- New rental income: $682 per week (10% uplift)
- New 5-year lease already secured
- 5% annual increases during the lease term
- Stronger rental position with long-term certainty
- Majority of outgoings (strata, council rates, water) covered by lessor, reducing holding costs

Property Features:

ï¿½ Well-appointed apartment with functional layout
ï¿½ Positioned on a high level with excellent natural light
ï¿½ Located within a well-maintained building
ï¿½ Ideal low-maintenance city living or investment

Unbeatable Location:

Situated moments from Crown Entertainment Complex, Southbank Promenade, public transport, cafes, restaurants, and major CBD amenities, this address offers convenient access to Melbourne's vibrant city

Listed By
Rebecca Halton

Mobile: 0448 843 311

Listing Number: 3536849

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.