

2109/60 Market St, Melbourne, VIC 3000

\$530,000 - \$580,000

Apartment 2  1 



Prime CBD Investment or Future Owner-Occupier Opportunity
Positioned in the heart of Melbourne's vibrant CBD, this well-presented apartment offers an exceptional opportunity for both investors and future owner-occupiers seeking flexibility, strong rental returns, and a premium city lifestyle.

Open for Inspection

By Appointment.

Currently leased, the property provides immediate income with the added benefit of long-term security or future flexibility. The potential buyer will have the option to either occupy the property or renew the lease with the current lessor for a further 5-year term, offering versatility to suit different investment strategies.

Key Investment Highlights:

- Current rental income: \$620 per week
- Rental increase to \$638 per week from 1st September 2026 (subject to renewal)
- Annual rental increases aligned with market conditions
- The lessor will cover the majority of outgoings, including strata, council rates, and water, significantly reducing holding costs

Property Features:

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

Unbeatable Location:

Situated moments from Crown Entertainment Complex, Southbank Promenade, public transport, cafes, restaurants, and major CBD amenities, this address ensures consistent tenant demand and long term growth.

Listed By

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