

2206/31 A'beckett St, Melbourne, VIC 3000

\$370,000-390,000

Apartment 2  1 



## Prime CBD Living or High-Yield Investment Opportunity

Rental \$580 per week (\$30,243 per year). Net Return of 6.6%

### Open for Inspection

Sat, 13 Jun 2026 - 1:15 PM to 1:45 PM

Positioned in the heart of Melbourne's vibrant CBD, this stylish residence at 31 A'Beckett Street offers exceptional flexibility as either an owner-occupier home or a standout addition to any investment portfolio.

Thoughtfully designed to maximise space and natural light, the apartment delivers modern inner-city living with a functional layout, quality finishes. Whether you're looking to move straight in or lease it out immediately, the property is perfectly suited to both lifestyles and investment strategies.

For investors, the location speaks for itself. Moments from Queen Victoria Market, Melbourne Central, RMIT University, Flagstaff Gardens, and major transport links. With consistently strong rental demand in this tightly held pocket of the CBD, the property presents compelling potential for solid net returns and long-term capital growth.

For owner-occupiers, it offers the ultimate low-maintenance city base, surrounded by world-class dining, shopping, education, and entertainment options right at your doorstep.

A rare opportunity to secure a versatile apartment in one of Melbourne's most in-demand city precincts. Ideal for those seeking lifestyle, convenience, and investment performance in one.

### Listed By

Sandra Cimino  
Phone: (03 ) 9804 5551  
Mobile: 0414 336 360

Anthony Cimino  
Phone: (03 ) 9804 5551  
Mobile: 0400 500 903

