

2707/31 A'beckett St, Melbourne, VIC 3000

Sold - \$470,000

Apartment 2  1  1 



## Best Investment in the CBD

6.5% net return on asking price

Outgoings (approx.)

Owners Corporation - \$4,461 pa

Council Rates - \$900 pa

Water Rates - \$700 pa

Features:

Possible rental income \$750 / week

Downlights are added with dimmer switches.

Ceiling fans

Updated flooring

Murphy bed (folds up to give you an extra room).

Space-saving fold-up table.

Vanity and tapware upgraded

Open for Inspection

By Appointment.

Located in the prominent 'A'beckett Tower', wonderfully positioned just a leisurely stroll to Melbourne Central, RMIT, the State Library, Victoria Market and surrounded by restaurants, cafés and Melbourne's iconic bars and nightlife, this stylish and chic apartment has plenty to offer the astute investor or owner occupier.

Comprising high ceilings and an intimate lounge with split-system heating and cooling, plus floor-to-ceiling windows. 2 bedrooms, both with built-in robes, a modern bathroom, kitchenette boasting stainless-steel gas cooktop, electric oven and rangehood plus plenty of storage, security entrance, internal lifts and intercom complete this excellent opportunity to acquire a modern and stylish 2 bedroom apartment in a highly superior location with car space.

### Listed By

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