

**\$125,000**

Studio: 🛏 0 🚿 1 🚗 0

17/234 Warrigal Rd , Camberwell, 3124



## **\$125,000 Investment Opportunity in Camberwell!**

**Great Opportunity, Price reduced**

A rare opportunity exists to purchase a cash flow positive investment property in this tightly held building, leased at \$840 per month, returning approximately 6.3%.

The student only apartment positioned just behind Burwood shopping strip, with tram route 75 along Toorak Road to Burwood train station & to CBD, and bus to Chadstone & Box Hill. Walk to Deakin Uni.

Fully furnished, this well maintained first floor student accommodation apartment features secure intercom entry, internet provision, external storage cupboard, 2 common garden areas and communal laundry.

A boutique building of just 32 units, the high occupancy rate is testament to students appreciation of this excellent location.

Contact Agent today for an inspection (Photo ID required).

Zone: Residential

### **Features:**

- Close to Transport
- Furnished
- Quiet Location
- Security
- Access Roads
- Build In Wardrobe/Walk In Robe
- Close to Amenities

### **Inspection Time**

Call Norman on 0452 281 256

### **Agent Details**



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