

**1714/60 Market Street, Melbourne, VIC, 3000**

**Dingle Partners**

## **Apartment For Sale**

Tuesday, 19 November 2024

1714/60 Market Street, Melbourne, VIC, 3000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Robert Eggers

0396146688

## **Investors Take Note - Prime Investment - High Return - Low Outgoings**

For Investors only and not for the owner occupier, this spacious one bedroom 'Oaks on Market' apartment is a first class opportunity for the astute investor seeking a peace of mind, high returning (7.0% Gross approx.) secure investment property with a current rent of \$20,280.00 gross approx. per annum, with CPI annual increases (capped at 5%).

Ideally positioned on level 17, featuring a bright city aspect, spacious open living & meals, well appointed kitchen area, stone bench tops, electric cooking and rangehood. An extra large separate bedroom, built in robes, spacious ensuite bathroom, heating /cooling.

LEASED- Until 31st August 2026, with a further 2 five year options.

TENANT (OAKS) PAYS - Owners Corporation Admin Fees, Council Rates, Water Rates, Insurance, general maintenance.

OWNER PAYS - Maintenance Fund Fee: \$1,940.00 pa approx.

INSPECTION - Is by private appointment. Please contact Robert Eggers 0412 329 340