

# 42 Albert Crescent, St Albans, VIC, 3021

## House For Sale

Tuesday, 26 November 2024

42 Albert Crescent, St Albans, VIC, 3021

**Bedrooms: 8**

**Bathrooms: 8**

**Parkings: 4**

**Type: House**



Scott Banks

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## **luxara.living: Unique Premier Investment Opportunity in Rockstar Location**

Industry-leading luxara.living Managed Investment Opportunity at 42 Albert Crescent, St Albans

Discover an exceptional investment opportunity with luxara.living, a premier multiple-income property (MIP) designed for modern, high-yield investing. You may have seen the rest, but now check out the best! This newly constructed, purpose-built property is comprised of 8 luxurious, self-contained 1-bedroom suites, each with its own kitchen, bathroom and living area, offering tenants the ultimate in privacy, comfort and luxury in a AAA location.

### **Key Property Features:**

**8 Individual Suites:** Each suite features a living room with a kitchen and a separate bedroom with a private, fully tiled ensuite, creating a self-contained living experience for every tenant.

### **Communal Amenities:**

A thoughtfully designed communal kitchen invites tenants to connect and unwind, enhancing the community feel while ensuring privacy remains paramount.

### **Premium Finishes:**

Meticulously crafted with top-quality construction materials and finishes, every detail reflects luxara.living's commitment to offering tenants a first-class experience of excellence.

### **Secure Parking:**

Two designated car parks offer convenience and peace of mind.

### **Projected Rental Return:**

\*Under Luxara Living's expert management, rental income is estimated to reach approximately \$180,000 per annum, maximising returns through our proven approach to tenant satisfaction and occupancy optimization, which is equated to around 10% per annum, or \$180,000, positioning this as a unique high-return quality investment.

### **Completion Timeline:**

Anticipated completion before Christmas, with early New Year settlement ideal for investors looking to start 2025 with a robust income-generating asset.

### **Why choose luxara.living?**

luxara.living properties are renowned for delivering luxurious, stable, and high-yield investment returns in Melbourne's thriving suburbs. Our commitment to meticulous property management, innovative tenant engagement, and premium-quality design ensures a seamless and rewarding experience for both investors and residents.

### **What's on offer here is:**

Mitsubishi air-conditioner in each suite

Self-contained kitchens and bathroom

Floor-to-ceiling tiles in all bathrooms

All floors are tiled for water protection

Switchboard to each room

Semi-solid doors to each main entry

Construction of brick all the way up, including second-level

Solar hot water

Washer and dryer provision for coin-operated in communal kitchen area with external vent provisions.

Study nooks

Double glazed

Electronic entry door

Cat six cables to each room  
Showers plumbed from the roof  
Stone top throughout  
All internal walls have been soundproofed, insulated

The St Albans area offers convenient access to public transport, shops, and amenities, appealing to a comprehensive professional tenant demographic while ensuring sustained rental demand.

This unique, multiple-income property model is ideal for investors seeking dependable cash flow, premium construction, and a low-maintenance asset.

Don't miss this rare opportunity to add a luxara.living managed asset to your portfolio. Contact us today to secure your investment in this high-demand location before the end of the year!

If you'd like a copy of our Rental Demand Report on St Albans, send an enquiry, and we'll be sure to forward it to you. It's fascinating reading!

You can make an offer 24/7 by copying and pasting this link:

<https://www.realestatebestoffer.com.au/make-an-offer-42albertcrescentstalbans>

\*Disclaimer: The projected rental return is an estimate based on current market conditions and assumptions about occupancy and rental rates under Luxara Living's management. This projection is provided as a guide only and does not constitute a guarantee of actual performance. Individual circumstances, market fluctuations, and property-specific factors may impact the actual rental income. Prospective investors are encouraged to seek independent advice and conduct their own due diligence.