

# 113/11-17 Cohen Place, Melbourne, Vic 3000



## Unit For Sale

Thursday, 9 January 2025

113/11-17 Cohen Place, Melbourne, Vic 3000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 49 m2**

**Type: Unit**



Nick Walters  
0438557885

**\$299,000**

Situated on level one and facing North East, this is a 49 square meter one bedroom apartment with fully equipped bathroom and open plan lounge and kitchen area. In addition, the apartment offers a 4 square meter balcony and reverse-cycle air conditioning. The building provides a pool, function rooms, and good security. This property is in a fabulous Melbourne location in the Theatre and Chinatown precincts of Melbourne with a myriad of retail shops, cafés, restaurants and bars all at your doorstep. This apartment is currently leased to Punthill Hotel until Nov 2025 with one further 5 year option thereafter. There is also an option for the owner to extinguish this lease and occupy the property by providing Punthill a 90 Day notice to vacate at any time. Owner occupation of the property can then occur. Owners Corp Fee: \$4,668 pa Council Rates: \$1,218 pa Water Rates: \$1,298 pa Inspection is by private appointment. For further details please contact: Nick Walters of Kingsford Property - 0438 557 885 [Nick@kingsfordproperty.com.au](mailto:Nick@kingsfordproperty.com.au) Disclaimer: Although every care has been taken in the preparation of the above information, we stress particulars herein are for information only, and do not constitute representation by the Owner or the Agent. This information has been provided by third parties. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. We urge all interested parties to conduct their own due diligence and seek independent professional legal advice to ensure this information is accurate.