



811/101 Tram Road, Doncaster

## PRIME DONCASTER 3 BED'S INVESTMENT WITH STRONG RENTAL RETURN

811/101 Tram Road, Doncaster VIC 3108

An excellent opportunity for investors seeking a quality property with strong rental return and a lease already in place, currently achieving approximately \$850—\$870 per week.

Positioned in the heart of Doncaster Hill and enjoying impressive views towards the Melbourne CBD skyline, this luxurious three-bedroom apartment combines modern living, generous proportions and exceptional convenience.

Rich timber flooring flows through the contemporary open-plan living and dining area, complemented by a modern kitchen and a spacious balcony ideal for enjoying the elevated outlook.

The apartment comprises three generously sized bedrooms, with two featuring built-in robes and full-length windows. The master bedroom includes a quality ensuite and direct balcony access. Additional features include a spacious central bathroom, European-style laundry

3 2 1

### FOR SALE

With Lease: \$800K to \$850K by appointment

### VIEW

By Appointment

### AGENTS

Kobe Li  
0434 566 941  
kli.rowville@ljhooker.com.au

Jerome Yie-ong  
0468 777 716  
jyang.rowville@ljhooker.com.au

### AGENCY

LJ Hooker Rowville  
(03) 9132 5118

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



and reverse-cycle heating and cooling.

Residents also enjoy access to a rooftop garden and gym, elevator access, security intercom, one secure car space and storage.

Perfectly positioned with Westfield Doncaster on the doorstep, easy access to the Eastern Freeway and public transport, and quality schools, dining and parklands nearby, the property offers excellent convenience and ongoing tenant appeal.

#### INVESTMENT HIGHLIGHTS

Rental Return: Approx. \$850—\$870 per week with lease in place

Owners Corporation: Approx. \$4,800 p.a.

Council Rates: Approx. \$1,100 p.a.

Water Rates: Approx. \$700 p.a.

3 Bedrooms | 2 Bathrooms | 1 Secure Car Space

Rooftop Garden & Gym

Secure Storage

Prime Doncaster Hill Location

An attractive opportunity for investors looking for immediate rental return in one of Doncaster's most convenient locations.

Inspections strictly by appointment only.

#### MORE DETAILS

|               |           |
|---------------|-----------|
| Property ID   | 2ZGHWN    |
| Property Type | Apartment |
| House Size    | 126 m2    |

**Kobe Li 0434 566 941**

Managing Director, OIEC | [kli.rowville@ljhooker.com.au](mailto:kli.rowville@ljhooker.com.au)

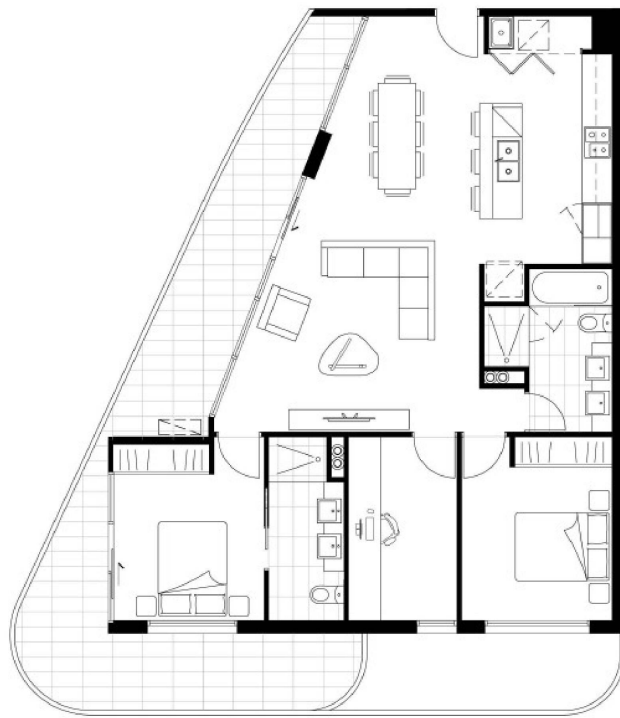
**Jerome Yie-ong 0468 777 716**

Sales Manager | [jyang.rowville@ljhooker.com.au](mailto:jyang.rowville@ljhooker.com.au)

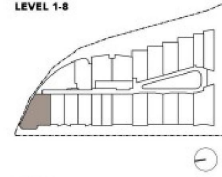
**LJ Hooker Rowville (03) 9132 5118**

Unit 11-12/ 7 Fulham Road, ROWVILLE VIC 3178  
[rowville.ljhooker.com.au](mailto:rowville.ljhooker.com.au) | [rowville@ljhooker.com.au](mailto:rowville@ljhooker.com.au)





#### LEVEL 1-8



#### TYPE 7

LEVEL 1 APT 111  
 LEVEL 2 APT 211  
 LEVEL 3 APT 311  
 LEVEL 3A APT 3A11  
 LEVEL 5 APT 511  
 LEVEL 6 APT 611  
 LEVEL 7 APT 711  
 LEVEL 8 APT 811  
 LEVEL 9 APT 911

**TOTAL AREA** 126.5m<sup>2</sup>  
 APARTMENT AREA 96.1m<sup>2</sup>  
 BALCONY AREA 30.4m<sup>2</sup>

#### LEVEL 9

