







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

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AGENCY

LJ Hooker Rowville
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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

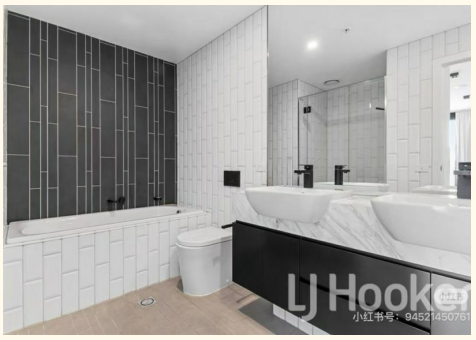
Prime Doncaster Hill Location

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

Inspections strictly by appointment only.

All information has been provided to the best of our knowledge and is believed to be accurate. Prospective buyers are advised to make their own inquiries and rely on their own inspection.











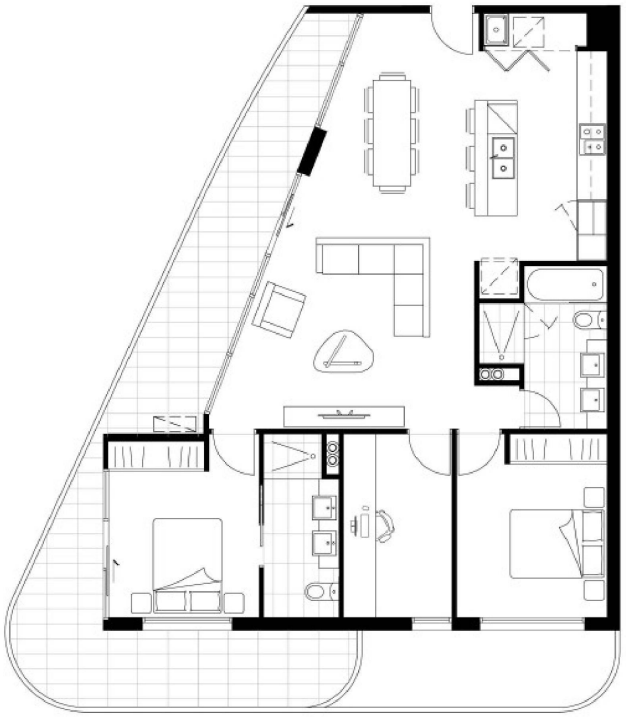
MORE DETAILS

Property ID	2ZGHWN
Property Type	Apartment
House Size	126 m2

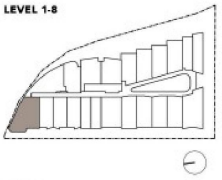
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LEVEL 1-8

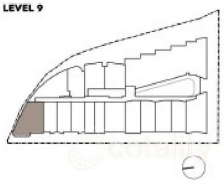


TYPE 7

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	**126.5m²**
APARTMENT AREA	96.1m²
BALCONY AREA	30.4m²

LEVEL 9



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