

1202/442-450 Elizabeth Street, Melbourne

Stylish City Living —Prime Location!

Welcome to 1202/442-450 Elizabeth Street, Melbourne —a modern 2-bedroom apartment where smart investment meets effortless city living.

Designed with space and style in mind, this apartment features an open-plan living area filled with natural light, two bedrooms with built-in robes, a sleek kitchen with stone benchtops and premium appliances, plus a private balcony offering stunning city views. It's move-in ready—just unpack and enjoy.

What truly sets this apartment apart is its outstanding rental advantage. The property is currently tenanted until August 2026, generating a healthy \$3,346 per month in rent. In the heart of Melbourne's CBD, rental demand remains consistently strong, and this income stream offers immediate cash flow for investors. For owner-occupiers, the same rental economics work in your favour—low holding costs mean you can enjoy premium city living while paying less than you would in rent elsewhere.

Location only adds to the value. You're steps from Queen Victoria Market, Melbourne Central, and Emporium, close to the University of

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FOR SALE
\$490,000 - \$530,000

VIEW
By Appointment

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AGENCY
LJ Hooker City Residential
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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.

 **LJ Hooker**

Melbourne and RMIT, with trams, trains, and buses at your doorstep. Cafés, restaurants, and nightlife are all within walking distance.

Whether you're investing for growth or buying your first city home, this apartment makes financial sense from every angle. Don't miss out - contact us today to book an inspection.

MORE DETAILS

Property ID	NNRHC2
Property Type	Apartment
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport

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Senior Property Consultant | yhou.rowville@ljhooker.com.au

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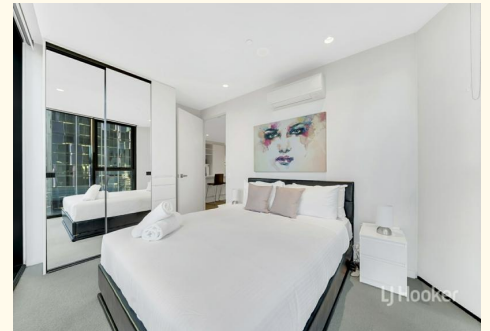
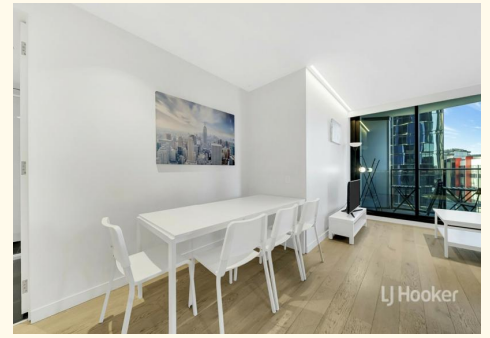
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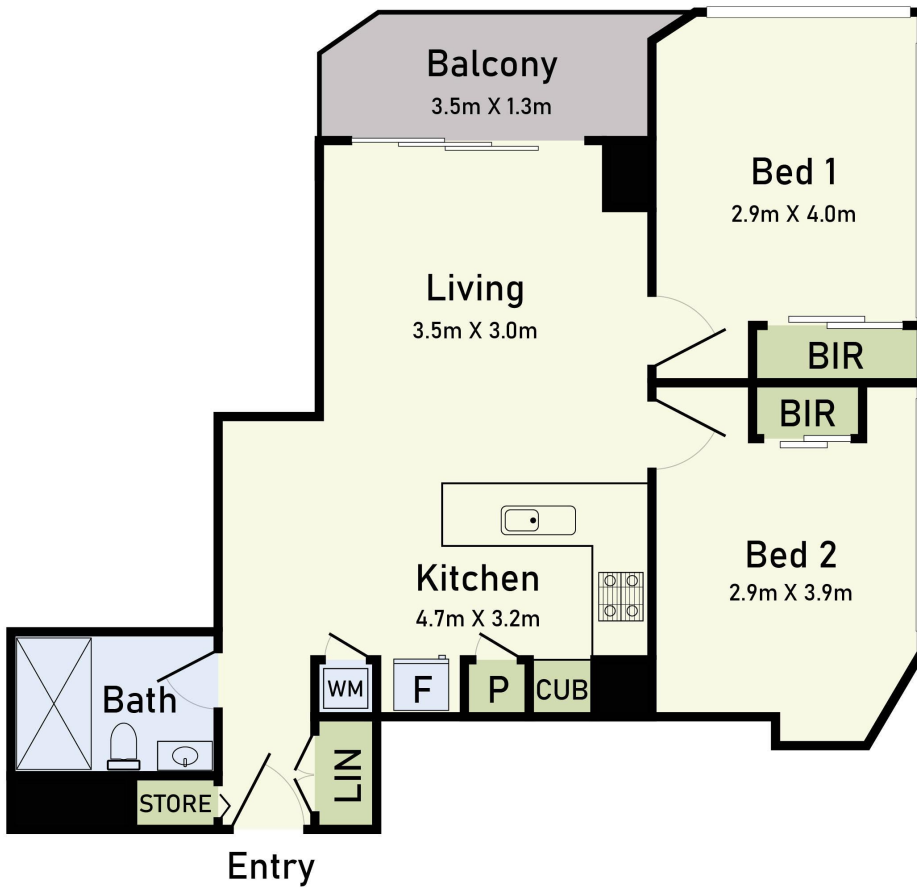
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Upper Ground Floor, 439-445 Lonsdale St, MELBOURNE VIC 3000

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(Not In Position)

1202/442-450 Elizabeth Street, Melbourne, Vic 3000

* Dimensions are approximate and for illustrative purposes only

