

Melbourne, 1509/157 A'beckett Street

Rare Investment Opportunity in Melbourne's Vibrant City Centre!

Looking to make a smart investment with excellent rental returns and potential for capital growth? Welcome to your perfect opportunity! Nestled in the heart of Melbourne's bustling city centre, this stylish one-bedroom apartment in the iconic Queens Place precinct offers everything you want it.

Building Highlights:

Queens Place: A landmark development featuring two 80-story residential towers and a five-level podium.

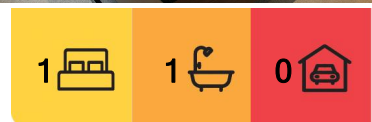
Enjoy an intimate, distinctly Melbourne experience at ground level, complemented by a stunning urban scale sculpture.

Prime location intersected by Melbourne Central, Flagstaff Gardens, and Queen Victoria Market.

Unparalleled building amenities: pool, spa, gym, cinemas, library, poker room, terrace,



Disclaimer: 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.



For Sale

Must Sale: \$375,000 to \$395,000

View

ljhooker.com.au/2BFHWN

Contact

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karaoke suites, valet parking, wine cellar, and cigar bar.

Property Features:

Impeccable interior design with high-quality materials and thoughtful layout.

Square-set joinery and premium hardwood floors create a light, airy, and elegant ambiance.

Well-appointed kitchen perfect for the modern lifestyle.

Fantastic rental return potential: Currently leased at \$610 per week with a reliable tenant ensuring consistent income flow, lease end Jan 2025

Estimated Outgoings:

Water rates: \$594.1 per annum

Council rates: \$1041.05 per annum

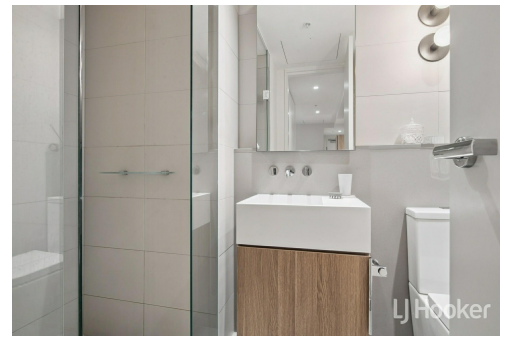
Strata fees: \$2952.8 per annum

Don't miss out on this prime investment opportunity! Whether you're a seasoned investor or a first-time buyer, this property promises not only financial security but also a luxurious lifestyle in one of Melbourne's most coveted locations. Act now and secure your future prosperity!

Zone for Carlton Gardens Primary School and University High School

Contact Kobe Li on 0434566941 today for more information!

Photo ID is required



More About this Property

Property ID	2BFHWN
Property Type	Apartment
House Size	46.7 m ²
Including	Air Conditioning Carpeted Close to Schools Close to Shops Close to Transport Creative Heating Liveability Pool

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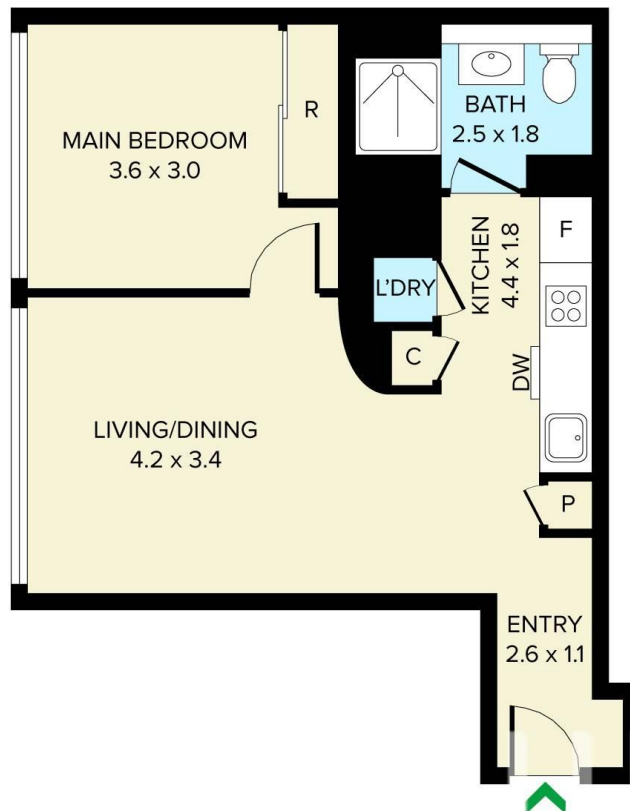
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THIS PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES. SITE PLAN REFLECTS APPROXIMATE POSITION OF BUILDINGS ON PROPERTY ONLY AND IS NOT AN ACCURATE REPRESENTATION OF VEGETATION AND OTHER EXTERNAL LANDSCAPE FEATURES. THIS PLAN SHOULD NOT BE RELIED UPON AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

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