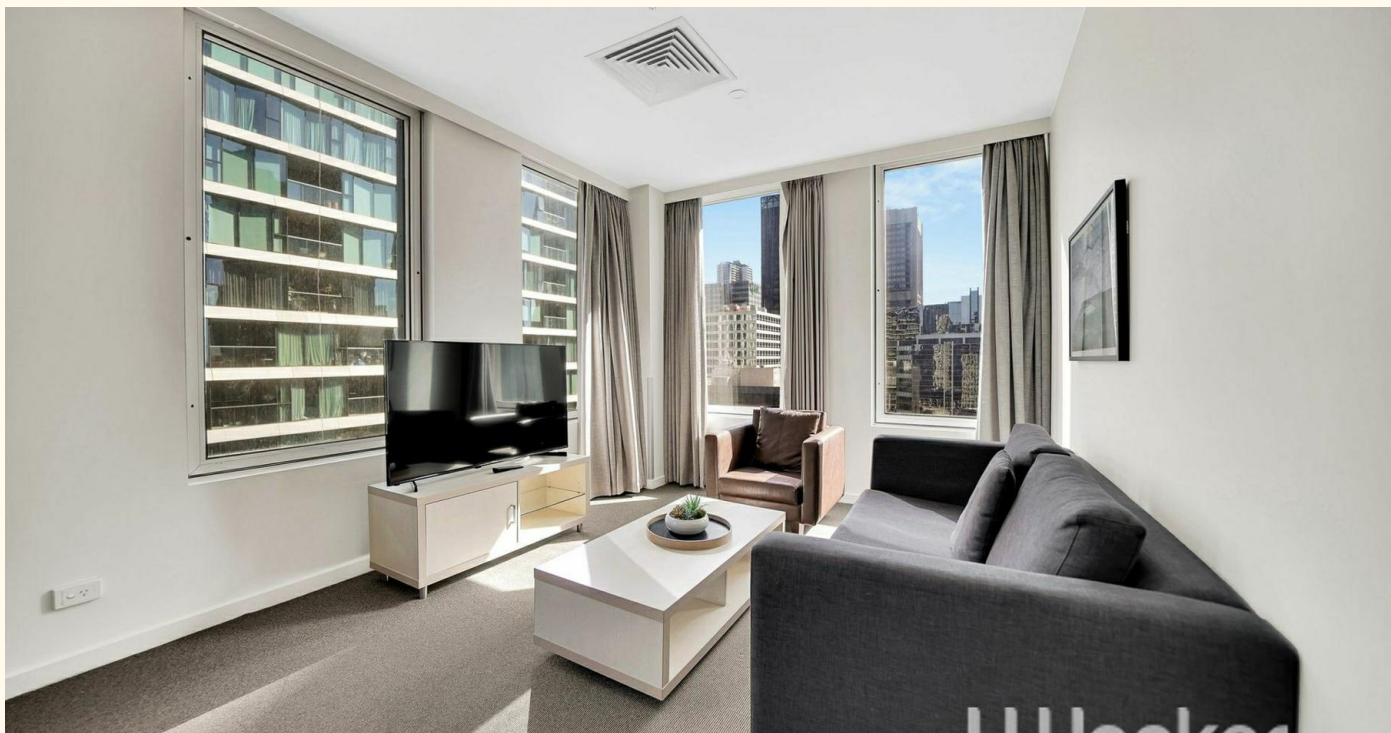




2109/60 Market Street, Melbourne

Prime CBD Investment or Future Owner-Occupier Opportunity 2109/60 Market Street, Melbourne

Positioned in the heart of Melbourne's CBD, this well-presented apartment offers an outstanding opportunity for investors and future owner-occupiers seeking rental certainty and lifestyle appeal.

The property is already renewed on a 5-year lease from 1 September 2026, securing a 10% uplift to \$682 per week (from \$620) with further 5% annual increases throughout the term. This delivers stronger rental growth and greater certainty over the next five years.

Key Investment Highlights

- New rental income: \$682 per week (10% uplift)
- New 5-year lease already secured
- 5% annual increases during the lease term
- Stronger rental position with long-term certainty
- Majority of outgoings (strata, council rates, water) covered by lessor, reducing holding costs

Property Features:

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.

2 1 0

FOR SALE

\$410,000 - \$440,000

VIEW

Sun 25th Oct @ 11:00AM - 11:30AM

AGENTS

Jerome Yie-Ong
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AGENCY

LJ Hooker City Residential
(03) 9600 2166



- Well-appointed apartment with functional layout
- Positioned on a high level with excellent natural light
- Located within a well-maintained building
- Ideal low-maintenance city living or investment

Unbeatable Location:

Situated moments from Crown Entertainment Complex, Southbank Promenade, public transport, cafes, restaurants, and major CBD amenities, this address offers convenient access to Melbourne's vibrant city lifestyle.

An appealing opportunity to secure a CBD property with established rental income, a new 5-year lease, and ongoing annual rental increases.

Disclaimer: Whilst every care has been taken to ensure the accuracy of the information provided, interested parties should rely on their own enquiries and due diligence. The agent and vendor accept no responsibility for any errors, omissions, or inaccuracies.

MORE DETAILS

Property ID	G8GHC2
Property Type	Apartment
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport

Jerome Yie-Ong 0468777716

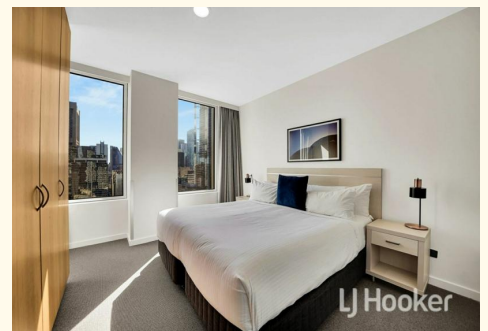
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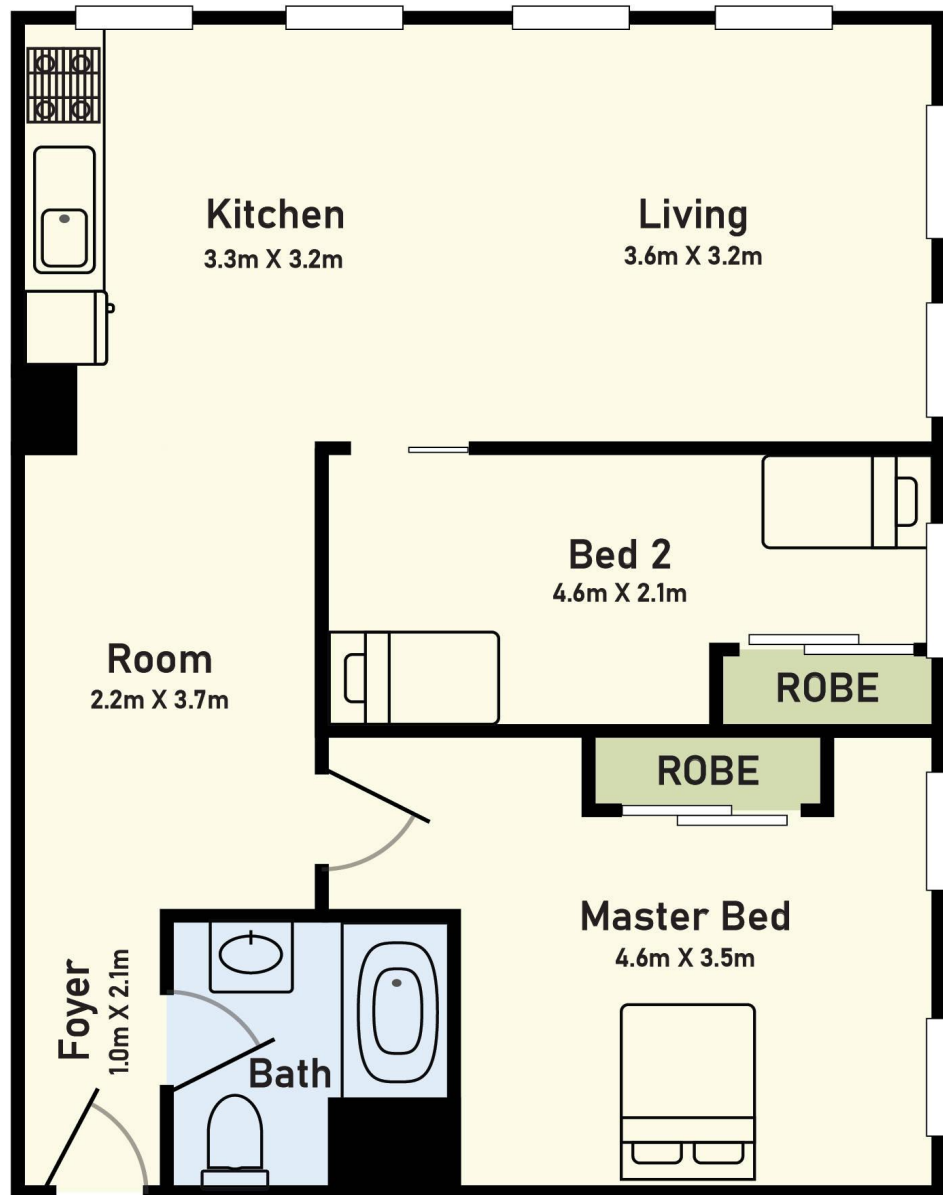
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Floor Plan



2109/60 Market Street, Melbourne

* Dimensions are approximate and for illustrative purposes only