

2109/60 Market Street, Melbourne

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

**FOR SALE**  
\$530,000 - \$580,000

**VIEW**  
Sat 30th May @ 12:00PM - 12:30PM

**AGENCY**  
LJ Hooker City Residential  
(03) 9600 2166

Positioned in the heart of Melbourne's vibrant CBD, this well-presented apartment offers an exceptional opportunity for both investors and future owner-occupiers seeking flexibility, strong rental returns, and a premium city lifestyle.

Currently leased, the property provides immediate income with the added benefit of long-term security or future flexibility. The potential buyer will have the option to either occupy the property or renew the lease with the current lessor for a further 5-year term, offering versatility to suit different investment strategies.

Key Investment Highlights:

Current rental income: \$620 per week  
Rental increase to \$638 per week from 1st September 2026 (subject to renewal)  
Annual rental increases aligned with market conditions

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**

The lessor will cover the majority of outgoings, including strata, council rates, and water, significantly reducing holding costs

#### Property Features:

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 set-and-forget investment

#### Unbeatable Location:

Situated moments from Crown Entertainment Complex, Southbank Promenade, public transport, cafes, restaurants, and major CBD amenities, this address ensures consistent tenant demand and long-term growth potential.

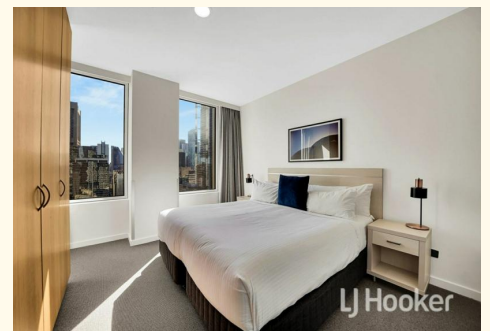
An outstanding opportunity to secure a high-performing CBD asset with flexibility for both income and future occupation.

#### MORE DETAILS

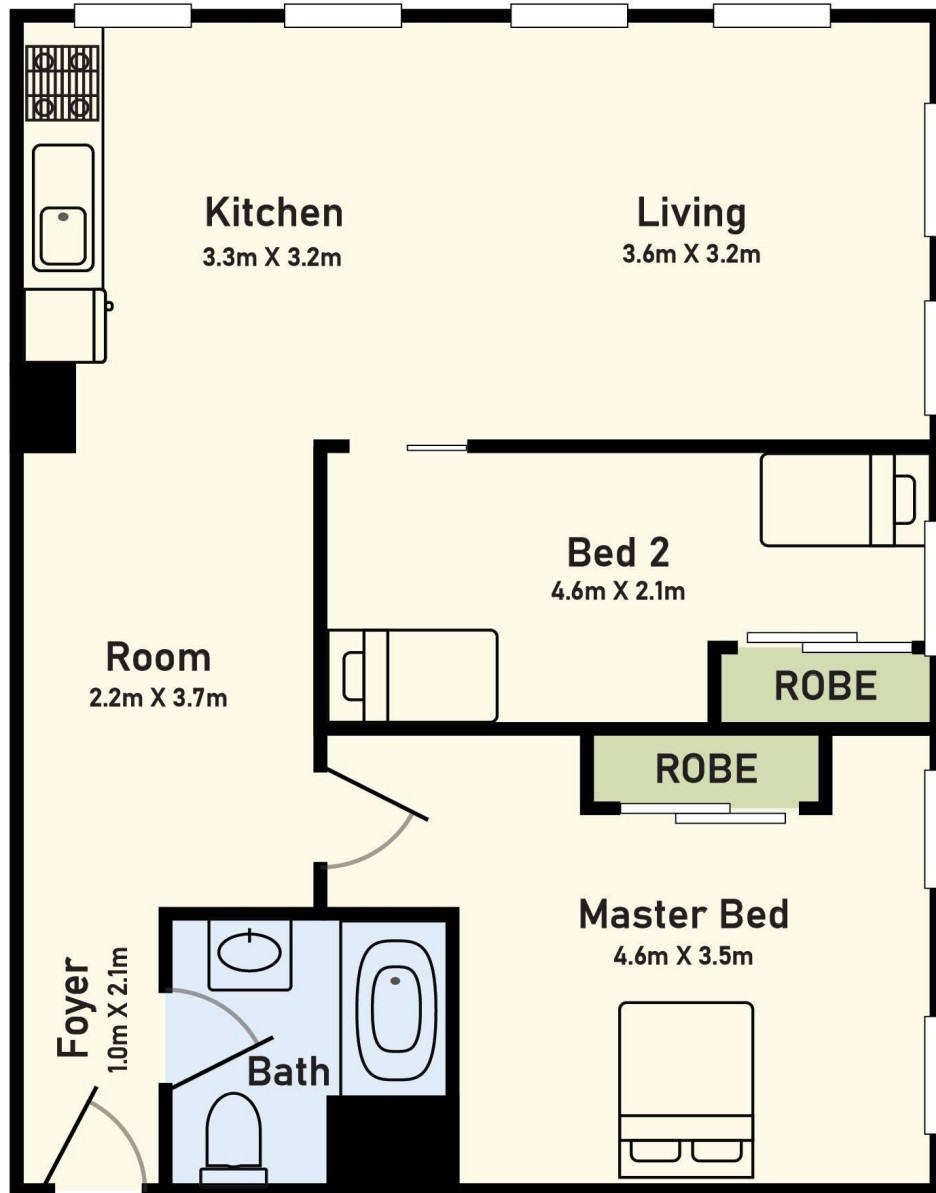
|               |                    |
|---------------|--------------------|
| Property ID   | G8GHC2             |
| Property Type | Apartment          |
| Including     | Air Conditioning   |
|               | Close to Schools   |
|               | Close to Shops     |
|               | Close to Transport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

#### LJ Hooker City Residential (03) 9600 2166

Upper Ground Floor, 439-445 Lonsdale St, MELBOURNE VIC 3000  
[cityresmelbourne.ljhooker.com.au](http://cityresmelbourne.ljhooker.com.au) |  
[cityresmelbourne@ljhooker.com.au](mailto:cityresmelbourne@ljhooker.com.au)



# Floor Plan



## 2109/60 Market Street, Melbourne

\* Dimensions are approximate and for illustrative purposes only