

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
By Appointment

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.

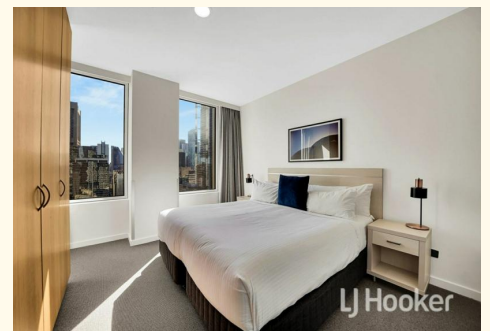
An outstanding opportunity to secure a high-performing CBD asset with flexibility for both income and future occupation.

MORE DETAILS

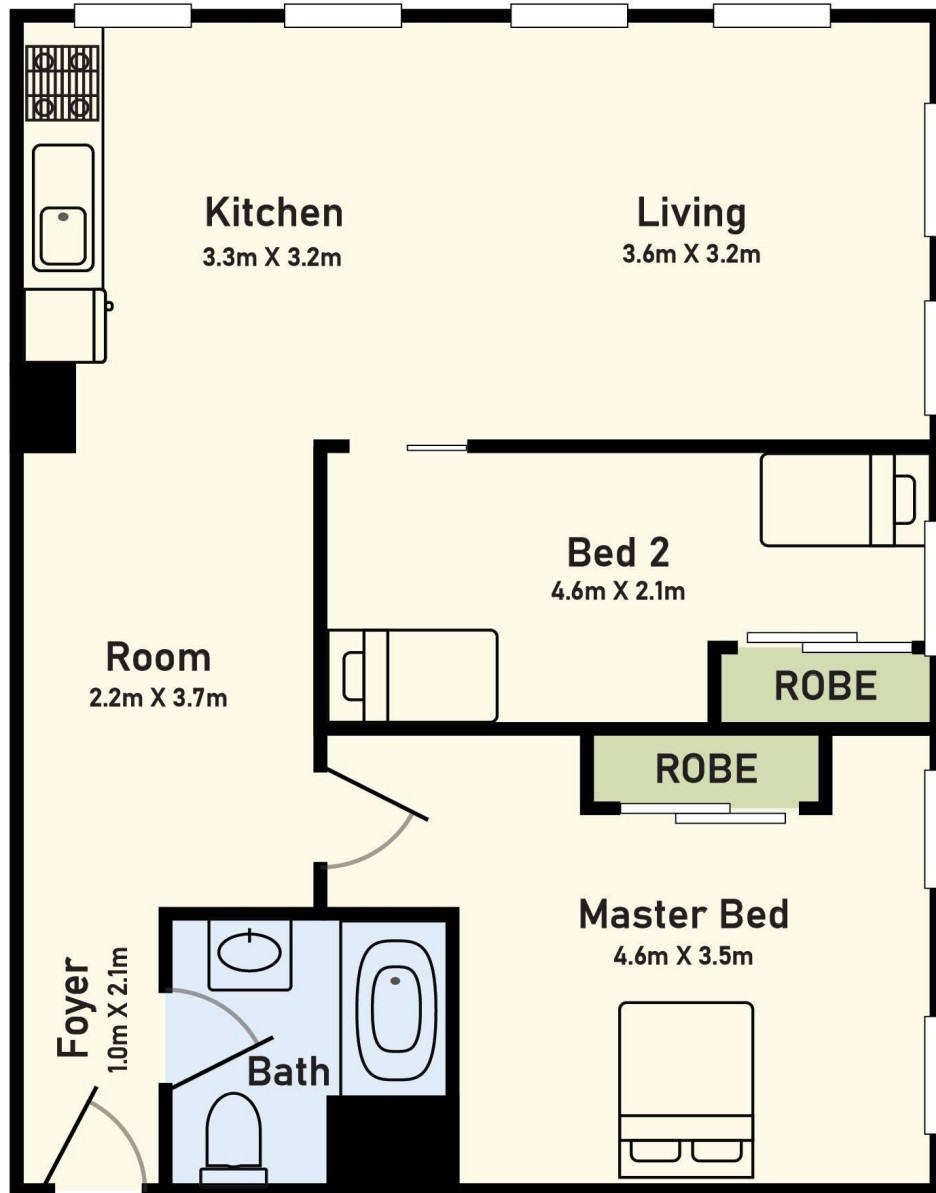
Property ID	G8GHC2
Property Type	Apartment
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport

LJ Hooker City Residential (03) 9600 2166

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



2109/60 Market Street, Melbourne

* Dimensions are approximate and for illustrative purposes only