



## Ultimo, 2073/185 Broadway

### Secure Investment

Immersed right in the heart of the vibrant university precinct, this one bedroom loft style apartment is perfect for astute investors looking for a high rental return and the potential for capital growth, as well as parents seeking accommodation for their university bound children.&thinsp;

- Complete with own kitchenette and bathroom
- Loft style with bedroom on mezzanine level
- Currently leased at \$405 per week
- Heritage characters including high ceiling and exposed timber column
- Rooftop BBQ area with stunning city and district views, games and billiard room
- Fully equipped business centre, TV lounges, kitchen and laundry facilities
- Library and study area, NBN internet access
- Peace of mind with 24-hour security, perfect place to live and study
- Positioned in landmark heritage Grace Bro building

0 1 0

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/S94GNZ](http://ljhooker.com.au/S94GNZ)

**Contact**  
**John Zheng**  
0408 330 118  
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# LJ Hooker

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**LJ Hooker Pyrmont**  
**(02) 9660 8933**

- Surrounded by universities with a strong demand for student accommodation
- Opposite Broadway Shopping Centre and a leisure walk to Central Station, the Sydney CBD and Chinatown

Auction: On Site Saturday 13th July at 2:15pm  
Contact: John Zheng on 0408 330 118

Strata levy: \$3,106 pq  
Council rate: \$255 pq  
Water rate: \$220 pq

## More About this Property

Property ID	S94GNZ
Property Type	Unit

**John Zheng 0408 330 118**  
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