



3101/36 La Trobe Street Melbourne, VIC



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The BEST Opportunity when VENDOR SAYS SELL!

Please book your inspection TODAY if you are looking for:

- an investment opportunity to gain more than 6.6% NET rental yield; or
- an apartment HOME for yourself by paying around \$200 less per week comparing the rental

Only minutes' walk from Melbourne Central, QV, universities, caf?s, restaurants, Parliament station and the convenience of tram at your door step, there is no need for a car. Ideal location for students attending any of Melbourne's Universities or people who just love living the city life.

Comprising of a good sized bedroom with built-in wardrobes, study nook and spacious open plan lounge/ dining area with plenty of natural light, private balcony extends your space from the living area. Stylish kitchen with stainless steel appliances including gas stove, dishwasher, stone benchtop with ample storage space. Concealed laundry facilities, enough space to fit a washing machine & dryer. Property features plenty of natural light throughout, floorboards to living area, carpet to bedrooms, split system heating/ cooling, broadband internet and security key entry with intercom.

Lina Wang

0450 026 669

Michelle Kwan

0422 135 237

