

Over 10% Rental Returns



For Sale

312/253 Franklin Street, Melbourne VIC 3000

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\$222,500

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### Over 10% Rental Returns

Warmly welcoming and positioned for convenience, this stylish 1 bedroom, 1 bathroom apartment offers a vibrant, low-maintenance lifestyle, making it the perfect entry-level or investor opportunity. The unique layout is modern and light-filled, revealing open-plan kitchen with adjoining dining area, bedroom fitted with BIR, bathroom, split system heating/AC and weatherproof balcony. The building itself offers residents access to desirable amenities, including bike storage, BBQ area and courtyard. Enjoy the convenience of a prime location, just a short stroll to Queen Victoria Market, RMIT, University of Melbourne, Flagstaff Gardens, Melbourne Central, Bourke Street Mall, Southern Cross Station and some of Melbourne's finest cafes, restaurants, and entertainment spots.

Disclaimer: We have in preparing the content used our best endeavours to ensure that the information contained is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, o...



### Kay Lim

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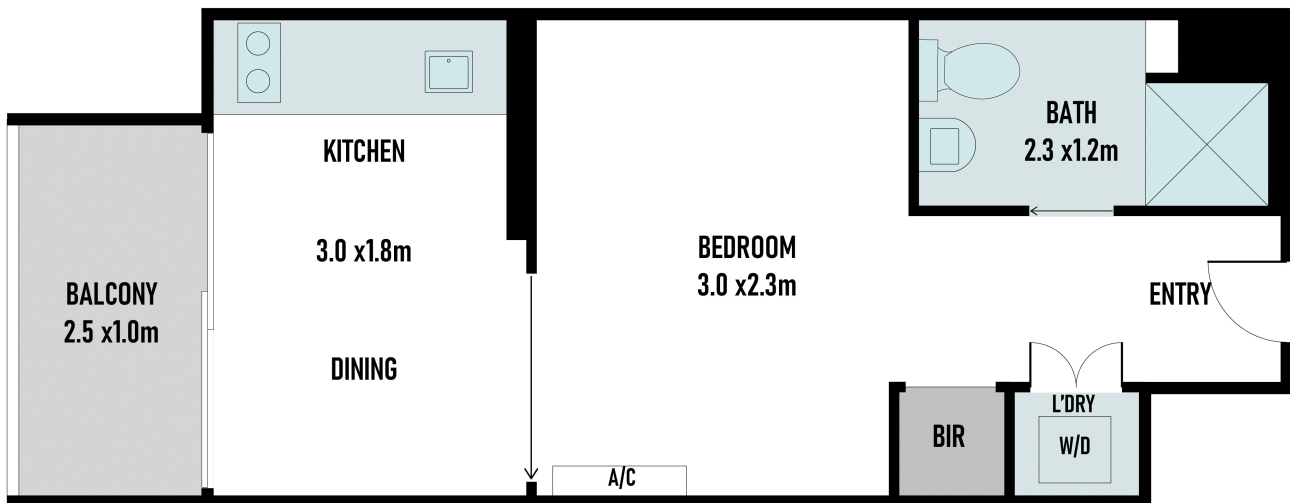
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## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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