

Set & Forget CBD Investment with Secure Lease to 2037 & Strong Future Upside



For Sale

302/267 Flinders Lane, Melbourne VIC 3000

 2  1

\$380,000

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Leased until May 2037 (current term to May 2027 with two further 5-year options), this is the ultimate set-and-forget investment offering a secure income stream for the next 11 years, complemented by strong long-term capital growth potential. Returning \$25,812 per annum with annual CPI increases and market reviews at the commencement of each new 5-year term, the property provides both stability and future upside.

The spacious apartment comprises a master bedroom with built-in robes and ensuite, a second bedroom or study, and an open-plan kitchen, living and dining area. While owner-occupation is not available until lease expiry, the property presents exciting future value-add potential through refurbishment or reconfiguration.

Positioned in the heart of Melbourne's CBD, just moments from Degraves Lane, Flinders Lane, Town Hall and Flinders Street Station, this is a rare opportunity to secure a well-located, generously sized apartment at an attractive price point-ideal for the astu...



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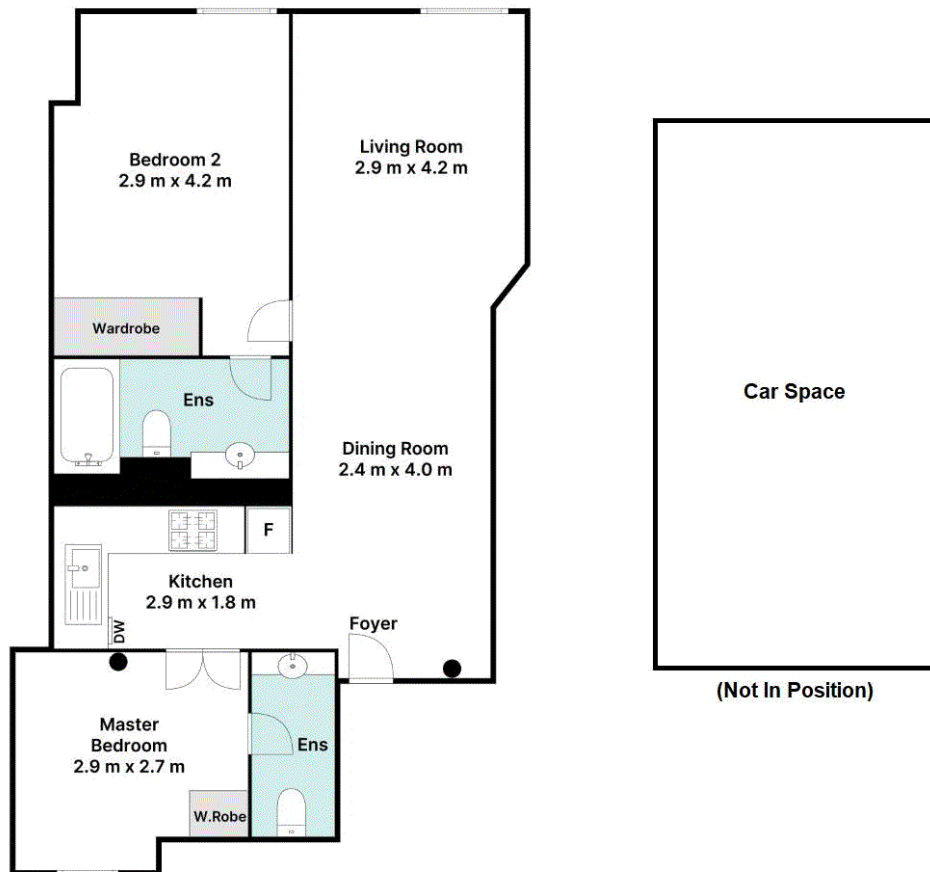




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Floorplan

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, Level 1, 494 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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