

## Prime Melbourne CBD Investment With Approx. 8% Rental Yield!



## For Sale

602/253 Franklin Street, Melbourne VIC 3000

 2  1

Contact Agent

## For Sale

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### Prime Melbourne CBD Investment With Approx. 8% Rental Yield!

Bright, inviting and superbly positioned, this stylish 2 bedroom, 1 bathroom apartment offers a contemporary low-maintenance lifestyle ideal for first home buyers, young professionals and the savvy investor.

Bathed in beautiful northerly light, stress-free interiors provide open-plan living/dining (split system heating/AC), modern well-appointed kitchen, enclosed balcony (ideal for year round entertaining), plus building amenities including bike storage, BBQ area and courtyard.

Relish in a prized lifestyle location just a stroll to Queen Victoria Market, RMIT, University of Melbourne, Flagstaff Gardens, Melbourne Central, Bourke Street Mall, Southern Cross Station and some of Melbourne's best cafes, restaurants and entertainment venues.

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, omissions, inaccuracies or mis...



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A/REAL

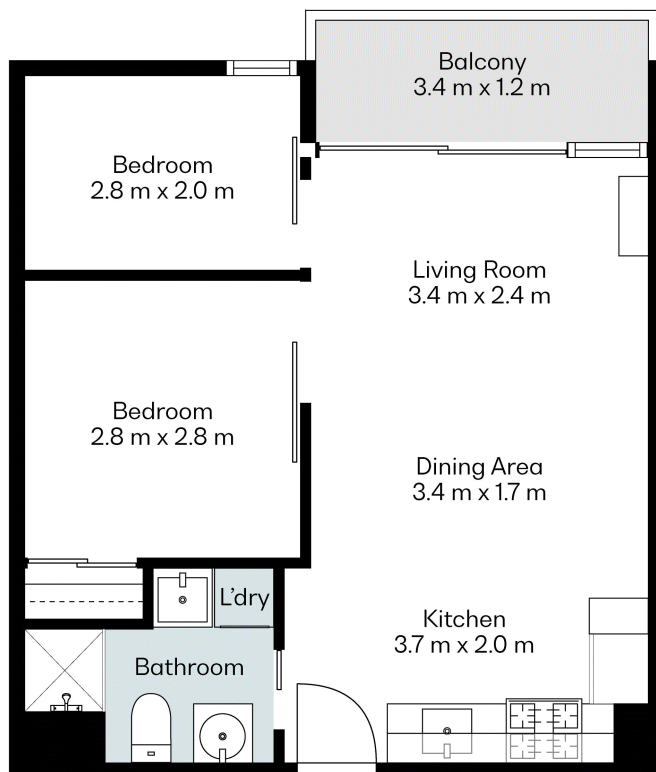


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Living Area: 41 m<sup>2</sup>  
Balcony: 4 m<sup>2</sup>  
(approx.)



## 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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