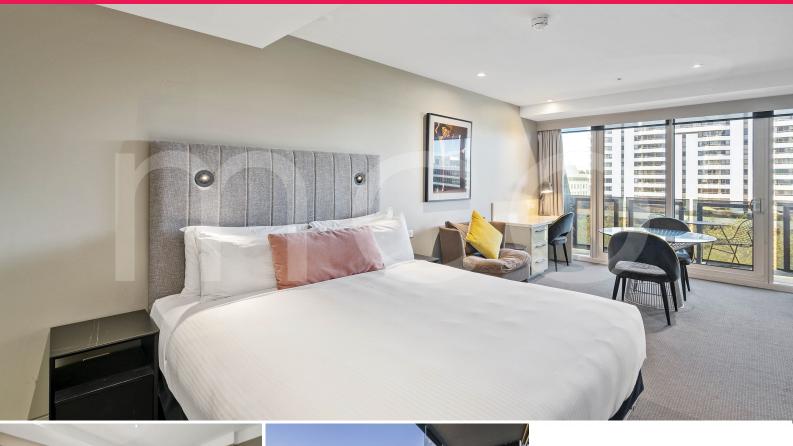
DEAGUE GROUP®





Apartment 705/452 St Kilda Road, Melbourne VIC 3004

Invest in a CBD Fringe Apartment. Secure Lease. Impressive Views.

Expand your investment portfolio with Apartment 705 at The Kinson. Providing sweeping views over the leafy St Kilda Rd from a private balcony, this spacious one bedroom, one bathroom apartment offers a prime location on the fringe of Melbourne CBD. This investment features:

- Existing 5-year lease currently returning \$12,397.08 per annum with a CPI Review in May 2025 and 2026

- Investment opportunity perfect for SMSF
- 4 x 5-year options
- Kitchen with full amenity
- Generous sized ?hotel' style bathroom and shower
- Separate lounge/living area
- Priced to sell quickl



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