



Suite 705, The Blackman, 452 St Kilda Road, Melbourne, VIC 3004  
\*for indicative purposes only

mco

## 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 quick!

Leisure

FOR SALE

Contact Agent

29.7sqm

DEAGUE GROUP

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