



6.25%  
RETURN

## SECURELY LEASED INVESTMENT APARTMENT

### Invest in bricks and mortar - only 1 left!

353 Springvale Road is a residential apartment complex in the heart of the Glen Waverley lifestyle precinct. There are residential living apartments on the ground and third floor, while the remaining apartments are securely leased to Quest Serviced Apartments.

The last remaining apartment available is located on the 2nd floor, and features the 2 bedroom twin layout, which means it can be used as 2 self contained apartments. Other features include all furniture, balcony, car space on title and much more. You don't have to lift a finger with this investment, all Owners' Corporation fees are paid for by the tenant, there are no vacancy issues, your rent is paid monthly, and there are no letting fees!

Apartment No.	210
Lease Term	10 years (with 4 x 5 year option)
Current Rental	\$26,500 pa
Reviews	4% annually with a market review Dec 2012
Lease Commencement	8 December 2008
Sale Price	\$424,000



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