

# Property Profile

## 3/7 Manningham St, Parkville



### Features owners like

- Premium location, close to schools, parks, public transport & shops
- Neat apartment with good sized rooms
- Good natural light throughout
- Secure intercom access
- Off street parking available
- Functional central bathroom
- Electric heating
- Leafy and green tree lined street
- Washing machine connection available in bathroom

### Landmarks in the area

- Melbourne Zoo
- Royal Park
- Moonee Ponds Creek Trail
- The Royal Melbourne Hospital
- Queen Victoria Market
- Upfield Bike Path

### Internal Size

- 52 sqm approx.

### Parkville Median Apartment Price

- \$543,500

### Rental Return

- Currently achieving \$1,521 pcm, lease expires 02/02/18

### Shopping/Restaurants

- Smith & Singleton
- Parkville Cafe
- Lana Thai
- La Tortilleria
- Cheeky Brother's Cafe
- Aruba Espresso Cafe
- Laksa King
- Pocket Café
- Henry St Brewhouse

### Schools/Colleges

- University of Melbourne
- St Michael's Primary School
- St Aloysius College
- Whitley College
- The University High School
- St Brendan's Kindergarten
- Lady Huntingfield Childrens Centre
- Bambini Early Learning Centre

**Water Rates: \$576 plus usage**

**Council Rates: \$875.34 per annum**

**Body Corporate Fees: \$1,382.70 per annum**

**Settlement: 30/60/90 days preferred**

**Private Sale \$445,000**

**Sam Abboud 0401 434 329**

**Rianny Duncan 0423 507 056**

All information herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly all interested parties should make their own enquiries. All measurements and figures are approximate only.