



**River East/6 Stephens Road, Mount Johns**

**FANTASTIC PERSONAL INVESTMENT OR IDEAL FOR YOUR SELF MANAGED SUPER FUND**

Fully renovated studio apartments in a prime location with a strong track record of high occupancy and high returns with tenants in place.

- Brand new kitchen with electric stove and fridge
- Combined carpeted lounge/dining
- Carpeted bedroom with full length built in robe
- Fully renovated bathroom
- Refrigerated cooling to unit
- Units include double bed, side tables, lounge, TV display cabinet and coffee table.
- With rents ranging from \$295pw to \$315pw these are high yielding desirable residential investments

The complex is resort like with sparkling in ground pool, mini basketball court, electric BBQ with outdoor seating and shaded tables, magnificent landscaped grounds and large grassed recreational area available for the unit occupants.

Add to this an abundance of car parking, stunning range views, proximity to Lasseters Casino and Convention Centre and entertainment precinct.

The initial release is of 4 units with tenants in place all on the first floor. Given the value and the location and high returns we expect demand to be strong so act quickly, contact Framptons today to arrange your private viewing or check out the Open Inspection times over the weekend.

Number	Price	Body Corp	Rent	Lease Expiry	Gross Return
42	SOLD \$803.00	\$315.00		17/11/2016	8.72%
43	UNDER CONTRACT	\$751.00	\$295.00		8.29%
44	UNDER CONTRACT	\$745.00	\$295.00		8.29%
45	\$185,000	\$745.00	\$295.00	01/12/2016	8.29%



**\$185,000**

ID# 11010103568



**Andrew Doyle**  
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STEPHENS ROAD APARTMENTS, MOUNT JOHNS, NT  
Whilst all due care is taken, all measurements are approximate.  
Do not measure or scale from this drawing.