

SYDNEY COVE

PROPERTY



808/2-4 Cunningham St Sydney NSW

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A great opportunity to purchase a set and forget investment located directly across from World Square. Currently leased with the renowned APX hotel group, this is the perfect property for those looking for a hassle free and effortless source of guaranteed income. The apartment features a large 62sqm floorplan, a huge balcony area and is fully equipped with all essential amenities making it ideal for guests seeking both short and long stays.

- Excellent guaranteed income of \$30,257.38 p/a with APX World Square
- Net return of 5.6% p/a after outgoings, hotel pay for strata admin fund levy
- Full sized kitchen and bathroom, separate bedroom area and living room
- Internal laundry, ducted air conditioning, large built-in wardrobe

Price : \$ 450,000

View : <https://www.sydneycoveproperty.com/sale/nsw/sydney-city/sydney/residential/studio/7420847>



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All measurements are approximate only.
Plan is provided as an indication of layout