



# PROPERTY SUMMARY

**Sophia House, Student Accommodation**  
**127 Leicester Street, Carlton**  
**MELBOURNE, AUSTRALIA**

## ABOUT THE PROPERTY

The opportunity exists to purchase a high yielding, studio apartments within the coveted Sophia House - a modern, student-housing apartment block in central Melbourne.

This property has enjoyed a consistently high occupancy from quality tenants since development was completed.

### Location

Less than 300 metres from the prestigious Melbourne University, and adjacent to the Melbourne Law Society Campus.

Walking distance to RMIT, Melbourne CBD, Queen Victoria Market and cosmopolitan Lygon Street precinct, with easy access to public transport and supermarket.

### About the studio apartments

Investor Advocate has secured a number of these studio apartments located in the highly sought-after Sophia House.

These apartments are located on Level 6 of the building, with good natural light exposure and some also have district views.

## OTHER KEY DETAILS:

- Price from: **\$165,000**
- Size: approximately 18 sqm



## KEY FEATURES

- |                            |  |
|----------------------------|--|
| <b>Current Rent:</b>       | \$270 per week as student accommodation (\$14,076 p.a.)<br><br>A yield of 8.5% gross on purchase price.  |
| <b>Lease Terms:</b>        | Leased to January 2016. The building has maintained high occupancy since completion.   |
| <b>Other key features:</b> | Each apartment comes fully furnished.<br><br>Video security entrance, security lift access to all floors, live-in Lead Tenant, two common rooms, outdoor terraces, communal laundry and bicycle storage. |



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**BUILDING FACTS AND FEATURES**

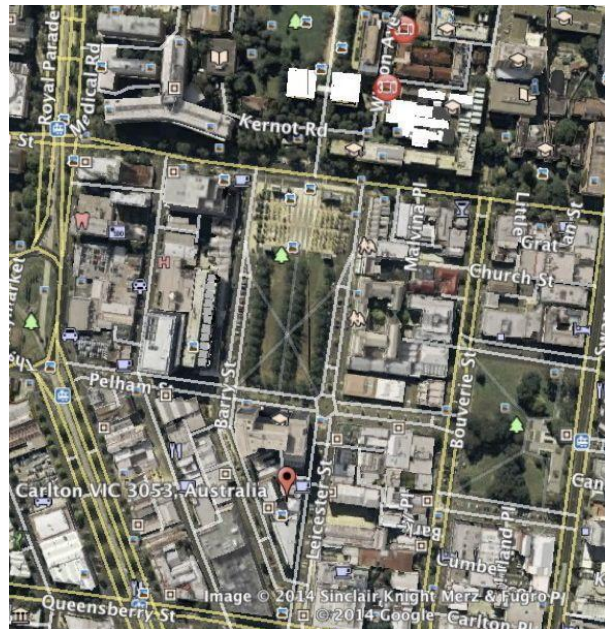
Sophia House is a modern, student housing apartment block near the coveted Melbourne University and Lygon Street precinct. Walking distance to RMIT, Melbourne CBD and Queen Victoria Market.

Address:	Sophia House, 127 Leicester Street, Carlton, VIC, Australia
Sector:	Residential
Location:	Less than 2km from Melbourne CBD, and a 10-minute walk to Melbourne University and RMIT
Apartment size:	Approximately 18 sqm



Investor Advocate (IA) offers a unique and transparent approach to purchasing property. We help financial planners advise their clients on their direct property investment decisions. Helping identify property that will assist them to meet their financial goal based on the stage in their investment cycle. Saving time and money through our experience, and gaining access to a wide network of developers and property professionals to find the property that fits you.

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