

**Level 1/4/81 The Parade OCEAN GROVE VIC**

**2** 

This bulletproof investment opportunity offers 3 leases over one title. The property is exceptionally well positioned within one of Victoria's busiest and most popular coastal locations.

Key investment features include:

- 2 secure leases to office/consulting tenants and another office with a 12 month rental guarantee;
- Projected return of \$47,500 pa;
- Strong rental growth with annual reviews;
- Depreciation allowances;
- Thriving coastal location in town centre opposite major carpark and Coles

81 The Parade is a new building with prime positioning adjacent to Coles Supermarket. The precinct offers a wide range of shopping facilities, including restaurants, cafes and speciality shops.

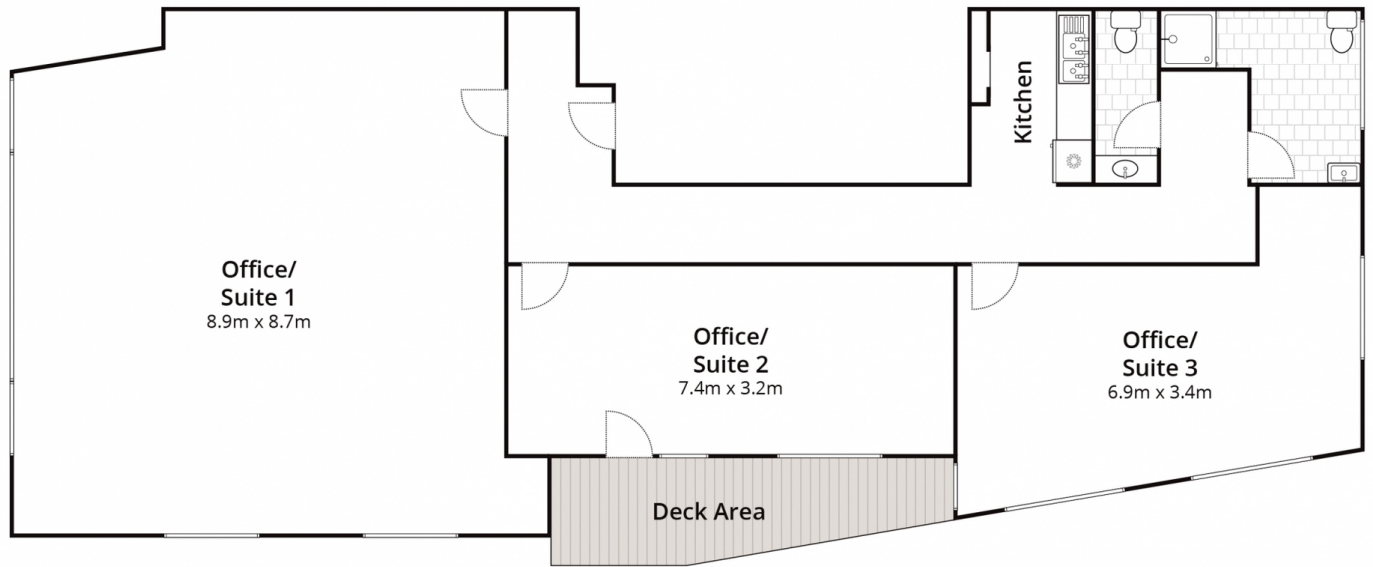
**Price** : \$ 625,000  
**Building Size** : 138 sqm  
**View** : <https://www.bellarineproperty.com.au/4886064>



**Levi Turner**  
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Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

**Level 1 4/81 The Parade, Ocean Grove**

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