



**morton.**

**Sydney** 803/252 Sussex Street

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A remarkable offering in an ultra convenient setting just metres to the waters of Darling Harbour, this inviting 50sqm apartment presents an exceptional opportunity for the discerning investor. Leased to the Seasons Harbour Plaza, there is a guaranteed rental return of approximately \$2529 per month.



- With assured rental increases of 3.2 percent per year
- 5 year lease (commenced 3/11/11) with 5 year option
- All outgoings, strata fees and rates are paid by lessee
- With guaranteed returns regardless of the vacancy rate
- Well presented interiors, contemporary appointments
- Double bedroom with built-ins, gas kitchen, balconies
- City views, indoor pool, gymnasium, spa and a sauna
- Investors only, there is no option to live in this apartment

**View**

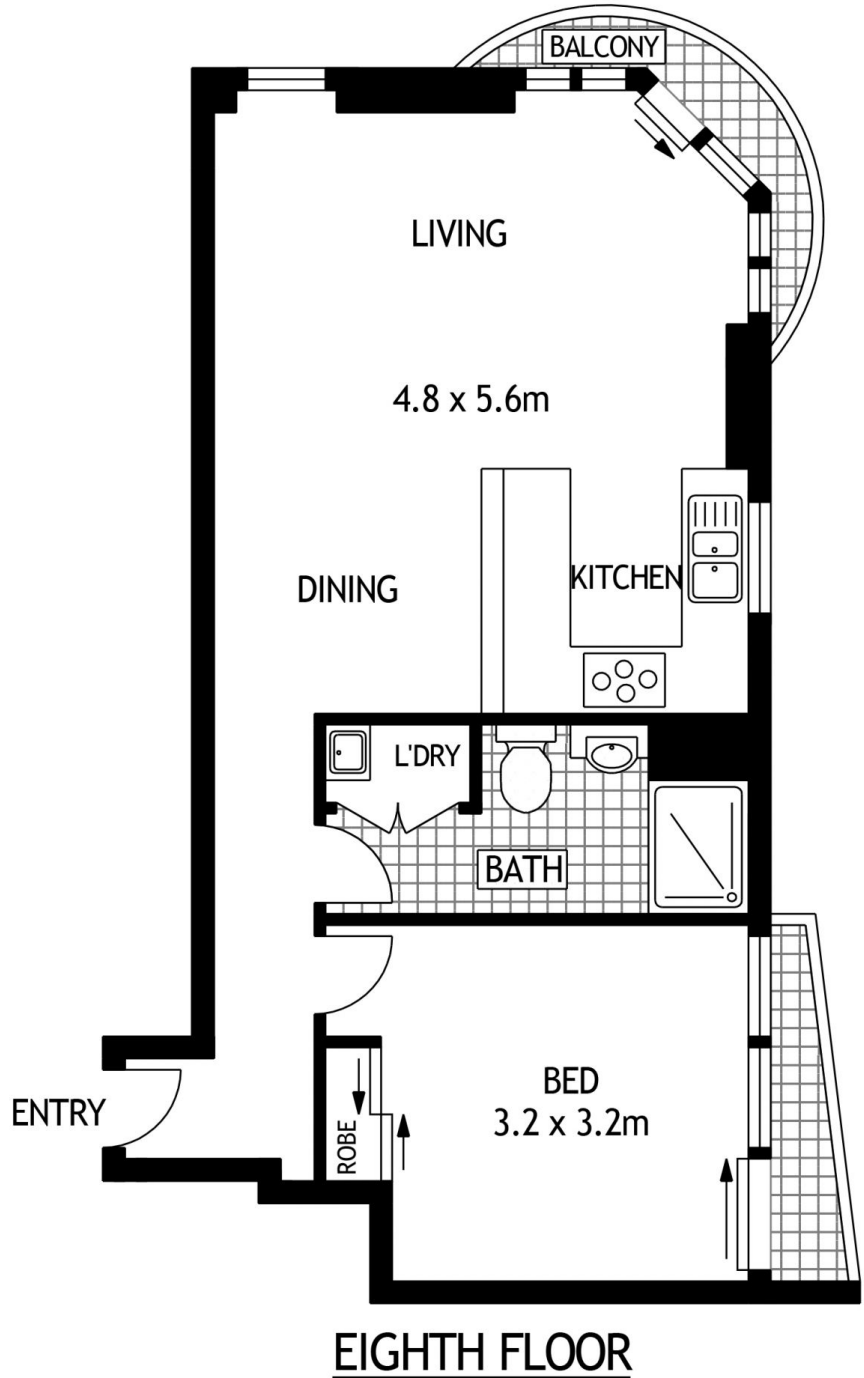
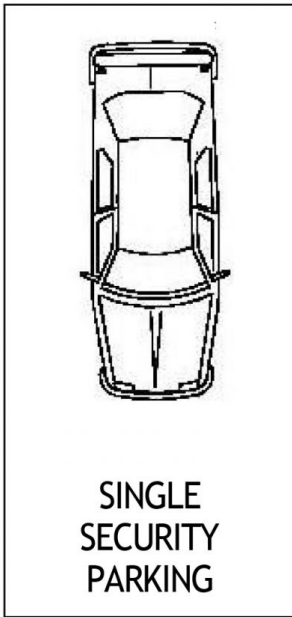
As advertised or by appointment

**Agent**

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[morton.com.au](http://morton.com.au)



803/252-258 SUSSEX STREET

SYDNEY

SCAPE Floor Planing Disclaimer: This floor plan is conceptual only. it is provided for illustrative purposes only and should not be relied upon. We make no guarantees to the correctness of this plan. All interested parties should make and rely on their own enquiries in determining the accuracy of the information contained in this floor plan.