



### 38/546 Flinders Street MELBOURNE VIC

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Step out onto one of Melbourne's most Iconic Streets!

This 3rd floor city pad is perfect for owner occupier or rental investors, boasting a potential rent return of 9.6%pa.

Buy in the most liveable city in the world with this studio apartment offering open plan living, bathroom, shower, heating and smart size kitchen with pantry.

This property is within walking distance to Southern Cross Station, Docklands, Marvel Stadium, Victoria University and Crown Casino.

Ideal entry level opportunity.

**Type** : Apartment

**Price** : \$ 162,000

**View** : <https://www.petermarkovic.com.au/sale/vic/inner-city/melbourne/residential/apartment/7485674>



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