

Raine&Horne. Commercial

SUMMER HILL
49 Carlton Crescent

469 sqm

Boarding House with 18 Self-Contained Rooms
Blue Chip Location Opposite Train Station

Contact Agent

An ideal investment generating strong returns in a prime location, this 18 room boarding house benefits from each room being self-contained with bathroom and kitchenette.

Positioned in the heart of Summer Hill, adjoining Summer Hill shopping village and Train Station this is an ideal investment for buyers looking to capitalise on the current housing market shortage, low vacancy rates, and the ongoing migration boom.

- Current Gross annual rent of \$347,800* with scope to significantly increase
- Substantial block of approximately 720m2*
- 18 rooms all self-contained
- Enjoy strong returns
- Historically attracts long term tenants

Property ID	L36735280
Property Type	Hotel/Leisure
Building / Floor Area	469
Land Area	720.0 sqm

AGENT

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- Side driveway and parking to the rear of the site
- Land tax exemptions applicable
- Ideally positioned within 60m* of Summer Hill Train Station, adjoining the shopping village, just 300m* from IGA Supermarket.
- In close proximity to educational establishments and a range of popular amenities

*All amounts, areas and distances are approximate