

16 Billabong Street, Pendle Hill, NSW 2145



Block Of Units For Sale

Monday, 15 April 2024

16 Billabong Street, Pendle Hill, NSW 2145

Bedrooms: 19

Bathrooms: 19

Parkings: 6

Area: 798 m2

Type: Block Of Units



Joseph Assaf
0280744884



Andrew Sacco
0280744884

AUCTION

RWC Western Sydney is pleased to present 16 Billabong Street, Pendle Hill for sale via Auction. Architecturally designed, this fully leased new-generation boarding house offers a rare investment opportunity to capitalise on the current housing market shortage, low vacancy rates and migration boom. Completed in April 2023, the property comprises 19 high quality rooms with secure basement car parking with lift access to all levels. With an existing annual rental income of \$423,540* per annum with potential rental upside. Additional highlights of the property are outlined below:

- 19 high-quality self-contained boarding rooms with lift access to all levels. Comprising of 13 single rooms and 6 double rooms
- Furnished rooms, all with double beds, wardrobes, table and chairs, and appliances; including washer/ dryer combination, cooktops, range hoods, and combination oven/ microwave in each room.
- Site Area 798sqm*
- Construction completed April 2023
- Offered below replacement value
- Current annual passing income of \$423,540*
- Significant depreciation benefits
- Land tax exemptions applicable
- CCTV & video security intercom
- Six (6) secure basement car spaces
- Four (4) Secure basement motorbike car spaces
- 200m* to Pendle Hill Town Centre
- 300m* to Pendle Hill Station
- Realistic vendors ready to meet the market

The property will be offered for Auction, In-room Tuesday 21 May 2024 at 10:30am at 50 Margaret Street, Sydney (unless sold prior). For more information, please contact the below exclusive selling agents. * Approximately