

175 St Johns Road, Glebe, NSW 2037



Block Of Units For Sale

Saturday, 13 January 2024

175 St Johns Road, Glebe, NSW 2037

Bedrooms: 12

Bathrooms: 7

Area: 215 m2

Type: Block Of Units



Carl Mirabella
0414914948

Auction

Proudly presented after total renovation, this enhanced boarding house is an intelligent investment move bearing a superior grade of finish. It's rare to find a classic building in this competitive Glebe market and receive the degree of care on display here. The contemporary interiors strike notes of relaxed sophistication, with a couple of spaces exposing the texture of the original brickwork. The property is a:

- Renovated asset: Recently enhanced with premium finishes and inclusions.
- Fully leased asset: All studios are currently occupied, generating a rental amount of \$229,000 p/a with scope to increase to \$264,000 p/a
- Prime location: Enjoy a premium city fringe location, just a 1-minute walk to shops and 5-minute walk to USYD
- Land tax free investment
- 7 Self-contained studios
- Potential depreciation benefits and scope to add more rooms (STCA)

There are seven self-contained studios in a range of configurations that each provide ample space for living, dining, and study. All include built-in robes and study stations, sleek kitchens and ensuites with laundry facilities. Most suites include trendy wall-beds, one offers direct street access, and one occupies the entire top-floor – perfect accommodation for an onsite manager. While the exterior preserves the character of the original building, interiors offer modern inclusions such as sensor lights in the hallways, video intercom in the rooms and keyless entry. Complete with shared garden washed in northerly sunshine, this property has high-end appeal for students and healthcare workers in need of short or long-term housing. Walk to Glebe Village, Tramsheds, Sydney Uni and the city, with bus and light rail services nearby for an easy commute. CONJUNCTION AGENT: Adam Boden 0402 700 786 adam.bodon@adamcharles.com.au