

**19 William Street, Marrickville, NSW 2204**



**Sold Block Of Units**

Thursday, 12 October 2023

19 William Street, Marrickville, NSW 2204

**Bedrooms: 8**

**Bathrooms: 8**

**Area: 366 m2**

**Type: Block Of Units**



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**\$2,914,000**

A blue-chip opportunity for the investor, developer or SMSF buyer, this entire block of eight is offered in one line presenting a valuable land bank asset ideal as a low-maintenance portfolio addition with a steady income stream, excellent rental demand and capital growth potential. A prime location just 150m to Addison Road's eat street and 900m to Petersham station offers superb walkability with cafes and parks all around and scope to retain as an investment with potential for future strata subdivision (STCA). Classic period features including polished timber floors and ornate ceilings add plenty of charm to the interiors while well-presented interiors make for comfortable living. - 8 x 1 bedroom apartments, each 40sqm-48sqm internally- Sunroom/study or small bedroom in each apartment- Prime landbank, ideal for the developer or SMSF buyer- Strong rental yields and superb capital growth potential - Immediate asset with an excellent steady income stream- Unlock the potential STCA or retain as a solid investment - Scope to renovate and sub-divide for future resale (STCA)- Current combined annual income \$156,000.00 pa approx- 371sqm approx, district views from upper level apartments - Stroll to Addison Road cafes and Organic Food Market - Walk down Addison Road to Enmore Park and aquatic centre- 750m walk to Petersham village and Newington College- Rates: Water \$1480pq, Council \$2840pq (Both approx.)Contact Ercan Ersan 0423 941 112Shaun Stoker 0424 172 217Our recommended loan broker: Tommy Nguyen ([www.loanmarket.com.au/tommy-nguyen](http://www.loanmarket.com.au/tommy-nguyen))