

191 Marion Street, Leichhardt, NSW 2040

CobdenHayson.

House For Sale

Thursday, 30 May 2024

191 Marion Street, Leichhardt, NSW 2040

Bedrooms: 5

Bathrooms: 5

Area: 253 m2

Type: House



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Contact agent

Unique to the market, this licensed five-bedroom boarding house presents a superb investment opportunity in a key lifestyle location opposite Leichhardt MarketPlace and just 300m to the light rail for an easy commute to the city. A solid income earner with a future upside, the two-storey terrace is freestanding to one side and opens to a north-facing courtyard with capital growth potential and scope to develop or recreate (STCA). A premium asset class on a 253sqm approx block, the wide-fronted terrace currently generates \$87,340pa with high rental demand ideal for student or medical worker accommodation. Walk to Norton Street's renowned dining and entertainment precinct with greenway links via Hawthorn Canal Park to the Bay Run just down the street. - Registered 5-room boarding house with scope to recreate - 7.3m fronted terrace with a sunny north facing courtyard- 5 private ensuite bedrooms all with a unique layout- Some with built-in robes, study desks and feature fireplaces- Common living and dining area with a modern gas kitchen - Shared laundry room, common outdoor entertaining area- A prime city fringe location close to major universities - Future uplift potential with scope to renovate/add value- Comfortable and affordable accommodation ideal for students- A prime low-maintenance investment with steady returns