

**24 Elizabeth Street, Ashfield, NSW 2131**

**RICH&OLIVA**

**Sold House**

Monday, 14 August 2023

24 Elizabeth Street, Ashfield, NSW 2131

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 605 m2**

**Type: House**



Marco Errichiello  
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**\$1,840,000**

Presenting a multi-dwelling investment opportunity with aspirations of increased future reward, this unique property comprises three units under one land title, conveniently located a short walk to Ashfield Station, Ashfield Mall, and a choice of schools, including St Vincent's College. Currently leased to three tenants collecting a combined rental return of \$1250 per week, your additional investment can undoubtedly increase the potential weekly income with favourable financial results. Alternatively, the option to rebuild a contemporary project, capitalising on the site's generous 605sqm (approx) of land, wide 17.46m (approx) frontage and R2 zoning for low-density development, creates excellent appeal for astute investors. As it stands, this opportunity presents two single-bedroom units and one two-bedroom, two-bathroom unit, each featuring a living/dining area, a kitchen, and individual internal laundry facilities. At the rear, the neatly presented shared garden has a covered alfresco area accessed by Unit 2, and parking available to all. Within walking distance to vibrant community amenities, such as Ashfield Park, Ashfield Aquatic Centre, and Ashfield Library, lifestyle convenience is superb, with shops, cafes, eateries, and clubs at your fingertips. - 2 x one-bedroom units, and 1 x 2-bedroom, 2-bathroom unit- Combined rental return currently \$1250/week- Each featuring a living/dining area and a kitchen- Internal laundry provision within each unit- Shared rear garden, with alfresco available to Unit 2- On-site parking at the rear- Set on 605sqm (approx) with a 17.45m (approx) frontage- R2 zoning creates an option to rebuild a modern development- An astute investment with promising potential for growth- Walk to transport, shops, eateries and parks- Land size: 605.8 sqm approx.