

27 Allison Road, Guildford, NSW 2161



Sold Block Of Units

Monday, 6 November 2023

27 Allison Road, Guildford, NSW 2161

Bedrooms: 10

Bathrooms: 10

Parkings: 5

Area: 239 m2

Type: Block Of Units



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\$3,100,000

RWC Western Sydney is pleased to present 27 Allison Road, Guildford for sale via onsite Auction. Architecturally designed, this fully leased new generation boarding house offers a rare investment opportunity to capitalise on the current housing market shortage and low vacancy rates. Completed in September 2023, the property comprises of 10 high quality rooms with 5 onsite car spaces and rear lane access via Brooke Street. Additional highlights of the property are outlined below:

- 10 high quality self-contained boarding rooms including one accessible room
- Construction completed September 2023
- Current passing income of \$228,280* per annum
- Rear lane access through Brooke Street
- Depreciation benefits
- High finished rooms with appliances including split system air-conditioning, washer/dryer combination, cook tops, range hoods and combination oven/ microwave to each room
- Potential to furnish rooms and increase rents
- Five (5) onsite car spaces
- 950m* to Guildford Railway Station
- Realistic vendors to meet the market

The property will be offered for Auction, Onsite Thursday 7 December 2023 at 11.30am. For more information, please contact the below exclusive selling agents. *Approximately