

3 Botany Street, Randwick, NSW 2031



Sold House

Monday, 18 March 2024

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Bedrooms: 21

Bathrooms: 13

Parkings: 2

Area: 536 m2

Type: House



Matt Marano
0404089362



Daniel Marano
0430458223

\$6,020,000

High yielding investment opportunity under the same ownership for 23 years; this charming guesthouse from 1910 has recently undergone renovations to unite period elegance with a sophisticated contemporary aesthetic. Spread over 536sqm of land it features 21 boutique rooms with kitchenettes (9 fully self-contained) and occupies a premier position just metres to cafes, boutique shopping, parks, cinemas, beaches, schools, light rail, UNSW & Prince Of Wales Hospital. With long- & short-term accommodation & additional Air B&B with high yielding income, this truly is a proven & secure investment opportunity in the heart of the highly prized suburb of Randwick. Property Highlights:

- Same ownership for 23 years
- 536sqm, zoned R3 medium density residential, FSR 0:9:1, Height 12m
- 21 boutique rooms with kitchenettes, 9 fully self-contained with ensuite
- To be sold fully furnished as a going concern
- Solid investment GAR \$526,431 CY2023
- Common areas include rear courtyard with BBQ, laundry room with coin operated facilities & modern gas kitchen with amenities
- Solar panels and batteries proving to greatly reduce electricity bills.
- Handy and functional large outdoor automated retractable awning with weather sensors.
- Separate office with plenty of storage space
- All rooms feature digital combination locks
- Secure lock up garage with additional car space
- Ultra convenient location, walking distance to all that Randwick has to offer*

In Conjunction with D'Ettorre Real Estate
Dominic D'Ettorre M: 0411 389 384 E: dominic@dettorre.com.au
Samuel Pacitto-Rusconi M: 0403 062 850 E: sam@dettorre.com.au