

# 8 Dale Street, Kennington, Vic 3550

## Unit For Sale

Monday, 22 January 2024

8 Dale Street, Kennington, Vic 3550

Bedrooms: 7

Bathrooms: 7

Parkings: 8

Area: 1232 m2

Type: Unit



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## Expressions of Interest

Nestled at the top of a quiet and established court on 1232 sqm, 8 Dale Street Kennington presents a unique investment opportunity with high rental yield. Seven separate tenancies deliver a combined gross return of \$148,720 per annum. Among these, a cream brick veneer boarding house and a detached unit block with four fully renovated units stand as a testament to the diversity and proven income of this exceptional investment all seven tenancies each have 1 carpark.

**Boarding House:**The boarding house within this investment gem has undergone a complete internal transformation, ensuring a high standard of living for its occupants. Comprising three separate rooms, each with its own bedroom and living area, a convenient kitchenette, and a sparkling new bathroom, the central common area is designed for communal living, featuring a fully equipped kitchen, a dedicated laundry, and a shared living space that fosters a sense of community among residents.

**Unit Key Features:**Four single-bedroom units, each meticulously renovated to offer contemporary comforts. The units feature brand-new kitchens and bathrooms with stone benchtops and equipped with European appliances and combined living/meals area.

With existing leases in place and a proven track record of strong returns, 8 Dale Street is the epitome of a secure, high-yield investment. Selling fully furnished, located within close proximity to Kennington Village, Kennington Reservoir and multiple primary and secondary schools.

To request an information memorandum e book e mail [matt@tsfn.com.au](mailto:matt@tsfn.com.au)

Expressions of interest close Wednesday 28th February at 5:00pm