



8-room boarding house in a prime location



169s
qm

1A Pallamana Parade, Beverly Hills

\$2,400,000

This 8-bedroom boarding house is presented in impeccable condition and perfectly located for convenience, with Beverly Hills Train Station just a 600 metre stroll away.

Completed in 2016, the property boasts solid full brick construction, as well as an array of quality inclusions that provide for low maintenance modern living. Featuring 8 self-contained studio style boarding rooms with highly lucrative investment prospects.

Each of the 8 rooms are self-contained, incorporating sleek kitchenettes and bathrooms that display fresh contemporary finishes. This fantastic location provides easy access to the M5 and Sydney Airport, with shops, schools and eateries close by.

- Gross potential rent yield approx. \$150,000 p/a
- Streamlined kitchenettes fitted with gas stoves
- Separate electricity meters for each studio/room
- Each room air conditioned for year-round comfort
- Generous lounge room provides a communal zone

Property ID:	L422390
Property Type:	Other
Building / Floor Area:	169
Land Area:	339.0 sqm

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- CCTV, as well as video intercom for each room
- Two parking spaces plus two motorbike spaces
- Close to schools and Roselands/Hurstville shops