

The RayWhite logo is displayed in a bold, italicized, black sans-serif font on a bright yellow rectangular background. The background image of the entire page is a photograph of a two-story brick house with a tiled roof, a large palm tree in the foreground, and a blue sky with light clouds. The house has a prominent chimney and a decorative porch with white railings. The entire scene is framed by a thin yellow border.

RayWhite

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Ray White Ashfield



RayWhite

The Property

Introducing a rare and unique opportunity in the heart of Lewisham.

An attractive yield and low vacancy rates, this is an 8 room boarding house in an excellent condition.

Set on approx. 653sqm of land, and a short walk to Lewisham Train Station, Lewisham West Light Rain and local cafes.

Travel time to the Sydney CBD is around 20 minutes by public transport.

Ray White Ashfield

The RayWhite logo is positioned in the top right corner of the slide. It consists of the brand name 'RayWhite' in a bold, black, sans-serif font, set against a bright yellow rectangular background.

Key Elements

- Rare & unique opportunity
- Land tax exempt
- Low vacancy
- Registered 8 room boarding house
- Near new condition throughout
- 5 Minutes walk to Lewisham Train Station
- 5 Minute walk to Lewisham West Light Rail
- \$109,200 approx return gross per year
- Potential to add value

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Information Memorandum

Room 1	\$230
Room 2	\$220
Room 3	\$235
Room 4	Storage Room
Room 5	\$220
Room 6	\$185
Room 7	\$180
Room 8	\$210
Unit 4a	\$620
Total Weekly	\$2100
Total Annual	\$109,200

Council Rates - \$517*

Water Rates - \$387*

Land Tax - Exempt

Total Land Size: 653 sqm*

Municipality: Inner West Council

Lot 1 / Deposit Plan: 702286

Council Zoning: R2 Low Density Residential

**Approximate*

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Disclaimer: All information about the property has been provided to Ray White Ashfield by third parties.

Ray White Ashfield has not verified the information and does not warrant its accuracy or completeness.

Parties should make and rely on their own enquiries in relation to the property.

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