

# 22 Grosvenor Crescent, Summer Hill, NSW, 2130

## House For Sale

Wednesday, 30 October 2024



22 Grosvenor Crescent, Summer Hill, NSW, 2130

**Bedrooms: 7**

**Bathrooms: 7**

**Type: House**



Gavin Sanna  
0297632277



Robert Pignataro  
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## **Licensed Boarding House, Fully Leased Money Spinner!**

Fully renovated, this exceptionally rare offering, will appeal to savvy investors seeking a unique investment opportunity in an outstanding location. Located in a prime pocket of Summer Hill, enjoy an immediate income stream. The prime address rests mere footsteps to Summer Hill's train station & village, bus services, schools, parks and shopping precincts.

- 6 fully self contained studios plus self contained granny flat.
- All rooms with kitchen facilities and bathrooms
- Strong immediate rental income, with scope for future increases
- Currently returning \$3,260 per week (Approx. \$170,000 PA)
- Ideally located within walking distance to Summer Hill & Ashfield's transport and shopping precincts
- Close to the best of the inner west's Schools and park lands

If you are looking for a prime investment opportunity within the vibrant village life of one of the Inner West's best suburbs, this is it!

Disclaimer: We have in preparing this document, used our best endeavours to ensure that all the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements contained in this document.