

8 North St, Fairfield, NSW, 2165



Sold House

Sunday, 10 November 2024

8 North St, Fairfield, NSW, 2165

Bedrooms: 9

Bathrooms: 9

Type: House

High-Yield Boarding House Fully Leased to a NDIS Provider

Sid Elias welcomes you to the epitome of contemporary living in the heart of Fairfield!

We are thrilled to present this brand-new construction, boasting Development Approval (DA), Construction Certificate (CC), and Occupation Certificate (OC). This exceptional group home is strategically designed to meet the demands of today's lifestyle, offering a perfect blend of comfort, accessibility, and exceptional returns.

KEY FEATURES INCLUDE

CURRENTLY RENTED FOR \$275,000 PER ANNUM INC GST WITH ANNUAL CPI INCREASES.

NATIONAL NDIS PROVIDER

ALL OUTGOINGS INCLUDED

LEASE TERM - 30 YEARS (10 PLUS 4X5 YEAR OPTIONS) TO A NATIONAL NDIS SUPPORTED INDEPENDENT LIVING PROVIDER

R3 ZONING

ALL NINE ROOMS INCLUDING COMMON AREA FULLY FURNISHED which include air-conditioning, microwave and dishwasher in each room.

ALL ROOMS ARE SEPARATELY METERED FOR POWER

JUST MINUTES WALK FROM FAIRFIELD STATION AND ALL ESSENTIAL SHOPS

ONSITE MANAGERS QUARTERS

24/7 SECURITY SYSTEM

Nine Self-Contained Rooms:

Step into a world of convenience with 9 thoughtfully designed self-contained rooms, each equipped with private bathroom facilities and a modern kitchen. Rooms feature private alfresco areas, providing a serene space to unwind.

Attic Facilities on the 2nd Level:

For added convenience, all rooms include private and secure attic facilities on the 2nd level with stair cases, ensuring ample space for belongings. This could also serve as a valuable opportunity to add extra rooms to each self-contained unit, converting them into two-room accommodations.

Communal Bliss:

Discover a fantastic communal area that includes a large alfresco space. This communal haven features well-ventilated private attic rooms with separate doors and windows, creating a perfect balance of shared and private spaces and opportunity for extra income or options like a caretakers room or administration

Prime Location:

Situated just a few minutes walk from Fairfield Train Station platforms and all major public transport services, this property offers unparalleled connectivity. With almost immediate access to local shops, RSL, Council Pools and library and all council attractions.

Ample Parking:

Nestled in a quiet location, enjoy the tranquility of ample street parking and onsite parking for your convenience. And a moment stroll to the parklands.

Modern Amenities:

All rooms come equipped with air conditioning, intercom systems, and top-notch security features, CCTV, ensuring a safe and comfortable living experience.

Disability Access:

This development prioritizes inclusivity with disability access and a dedicated disabled bathroom facility for one of the rooms.

Lucrative Investment:

Unlock the potential for an impressive rental return of around \$240,000 per year, making this property a savvy investment choice.

State-of-the-Art Development:

This development aligns seamlessly with the State Environmental Planning Policy on housing diversity, making it the perfect response to contemporary living needs.

Don't miss the opportunity to be a part of this exceptional living experience at 8 North St, Fairfield. Contact us today!
Team Elias 0423 777 482.