

31 Botany St, Randwick, NSW 2031**Sold - \$3,400,000**House 11  3 

Freehold Boarding House In Terrific Location

Unique to the market, this entire freehold boarding house presents an extraordinary opportunity in the heart of Randwick's university and hospital precinct. A blue-chip landbank asset for the developer, SMSF buyer or investor with high rental demand and capital growth potential, the eleven bedroom's are presented in excellent condition and include two kitchens, three bathrooms and four carspaces. Retain as a sound investment, renovate the existing rooms or explore the potential to further develop and create a luxury boutique development (STCA). The character-filled full brick block is set on approximately 372sqm near the corner of Botany Street, opposite Writtle Park, with Belmore Road's shopping hub at the end of the street.

Open for Inspection

By Appointment.

- + Gateway location a short walk to UNSW and PoW Hospital
- + For sale in one line, potential for development (STCA)
- + 11 rooms, 3 bathrooms, 2 kitchens, parking for 4 cars
- + Polished timber floors, classic high ceilings
- + Fire doors, security cameras
- + Well-presented interiors with scope to renovate/add value

Century 21 Armstrong-Smith are real estate experts based in the heart of Bondi Junction in the Eastern Suburbs and are proud to present this fantastic property. We look forward to offering you world class customer service for the 21st Century.

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