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**Investment with c.11% yield, 30 Summerhill Parade,,
Drumcondra, Dublin 1**
Starting Bid: €700,000.00



For sale by Kelly Bradshaw via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

****INVESTMENT OPPORTUNITY / 5 FLATS / PRIME CITY CENTRE LOCATION / STRONG 11% YIELD****

Exceptional Residential Investment Opportunity – Period Property Over Four Floors

Situated at 30 Summerhill Parade, North City Centre, Dublin 1, this impressive four-storey period property presents a rare opportunity to acquire a substantial residential investment in one of Dublin's most established and centrally located rental districts.

The property extends to approximately 214 sq. meters and comprises of five self-contained flats arranged over four floors, including:

- 3 x One-Bedroom Flats
- 2 x Two-Bedroom Flats

The property was previously fully tenanted and produced a substantial annual rental income of approximately €75,888, demonstrating the strong income potential and long-term investment value of this exceptional asset. If one wants to further invest in the property, there is potential to achieve a higher yield.

Ideally positioned in the heart of Dublin city, No. 30 enjoys an unbeatable location just moments from Croke Park and The Mater Hospital, while also being within comfortable walking distance of the city centre and the International Financial Services Centre (IFSC).

The convenience of this location cannot be overstated, with every conceivable amenity nearby including shops, cafés, restaurants, colleges, medical facilities, and recreational amenities.

The area is exceptionally well serviced by public transport, with numerous Dublin Bus routes, LUAS access, nearby Connolly Station, DART services, and excellent connectivity to the M1 and M50 motorways.

This is an outstanding opportunity for investors seeking a high-yielding, city-centre residential asset in a strong rental location with consistent tenant demand.

For virtual tour, copy and paste the below link:

https://youtu.be/3g39FAggp_A?si=hn3dDXwHsiGhUUP7

To access the legal pack, please copy and paste the link below:

<http://www.iamsold.ie/properties/da32b92140424210827920d71ea9146f/auction-pack>

TO VIEW OR MAKE A BID Contact Kelly Bradshaw or [iamsold](http://iamsold.ie), www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

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