



## Excellent 5 Bed HMO For Sale in Dublin



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 624,971.63

### Location

Pays:	Irlande
Adresse:	Carnlough Rd
Soumis:	13/10/2023
Description:	Excellent 5 Bed HMO For Sale in Dublin Ireland

Esales Property ID: es5553797

Carnlough Road, Cabra, Dublin 7  
241  
Dublin  
Dublin  
D07NT66

BER Rating : D1

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Dublin is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Excellent Investment Opportunity In Dublin City Centre, Ireland generating €72,000 per annum and a



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rental yield of 13%

Specification : 5 Bedroom 2 Bathroom HMO (co-living)

Walking distance from Luas and Bus Stops, colleges, language schools and Dublin city centre

Heavily Extended & Fully Renovated Throughout. Intention to sell fully furnished with Tenants in Place, Professionally Managed by a Property Management Company

## ABOUT THE AREA

Dublin has been in the news since the 9th century, and while traces of its Viking past have been largely washed away, the city is a living museum of its history since then, with medieval castles and cathedrals on display alongside the architectural splendours of its 18th-century heyday, when Dublin was the most handsome Georgian city of the British Empire and a fine reflection of the aspirations of its most privileged citizens. How power was wrested from their hands is another story, and you'll learn that one in its museums and on its walking tours.

Dubliners at their ease are the greatest hosts of all, a charismatic bunch with compelling soul and sociability. Even in these times of green juices and heart-monitoring apps, the pub remains the alpha and omega of social interaction in Dublin. The city's relationship with alcohol is complex and conflicted but, at its very best, a night out in the pub is the perfect social lubricant and one of the highlights of a visit to Dublin. Every Dubliner has their favourite haunt, from the never-changing traditional pub to whatever new opening is bringing in the beautiful people. With more than 1000 of them spread about the city, you'll be spoilt for choice.

For as long as it's been around, Dublin has looked beyond Irish shores for inspiration. Once the second city of the (British) Empire, Dublin has always maintained a pretty cosmopolitan outlook and in the last three decades has conspicuously embraced diversity and multiculturalism. You will hear languages and eat foods from all four corners of the globe, and while it used to be said that 'real' Dubs had to be born within the canals like their parents and grandparents before them, these days you're just as likely to meet a Dub whose parents were born in Warsaw, Lagos, Cairo or Beijing.

Dublin is home to The Phoenix Park (1747 acres) which is the largest enclosed public park in any capital city in Europe. The Park is home to a large herd of fallow deer, the Zoo, Aras and Uachtarain (Presidents Home) and Victorian flower gardens.

Dublin is also a hotbed for sports with the iconic Croke Park, 85k seated stadium 11km away and home to Ireland's rugby and soccer teams is The Aviva Stadium, just 7km away. For horse racing there are the beautiful Leopardstown, The Curragh and Fairyhouse courses nearby.

Golf enthusiasts will not be disappointed either as Dublin is next to many of the country's world famous courses including The Grange, Luttrellstown Castle, Sutton, Killiney, The Royal Dublin and Portmarnock Golf Clubs to name but a few.



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## MAiN FEATURES:

- 110m<sup>2</sup> of living space
- 146m<sup>2</sup> plot
- 5 Bedrooms
- 2 Bathrooms
- Private Parking
- Private Garden
- Stunning Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Dublin
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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### Commun

Chambres:	5
Salle de bains:	2
Pied carré fini:	110 m <sup>2</sup>
Dimesions du lot:	146 m <sup>2</sup>

### Rental details

Furnished:	Oui
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### Lease terms

Date Available:

### Information additionnelle

Virtual tour URL:	<a href="https://www.youtube.com/embed/9_O8lGBFiL4?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/9_O8lGBFiL4?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a>
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### Contact information

IMLIX ID:	IX5.004.034
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