



BER C3 E2



## 7 High Spec Residential Units – Available in One or More Lots SECTION 23 TAX RELIEF

Apt. 22, 24, 25, 27, 29, 137 & 139 Station House, MacDonagh Junction, Kilkenny

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# Apt. 22, 24, 25, 27, 29, 137 & 139 Station House, MacDonagh Junction, Kilkenny

DNG Ella Dunphy are delighted to bring to the market 7 high spec apartments located in the highly sought after development MacDonagh Junction, for sale in one or more lot.

The seven units are being sold by Private Treaty and comprise of 2 x two-bedroom apartments and 5 x two-bedroom duplex apartments. The apartments also qualify for Section 23 Tax Incentives and claim between 80pc and 80.3pc section relief.

The apartments are of an excellent standard of construction and finish in a fully complete development and are currently producing a rent roll of about €60,000 per annum.

Among the facilities included are private and secure car parking (one space per apartment) located in the MacDonagh Junction underground carpark.

## Once a bustling Norman settlement, now a vibrant cosmopolitan city

Kilkenny, nestling on the banks of the River Nore, with a population of 22,500 was granted city status by Royal Charter in 1609. Known as the Marble City, many streets are paved with locally-sourced limestone flecked by white fossils from the ancient seabed. History is in evidence at every turn; from the elegant façade of Kilkenny Castle, presiding over the town since the 12th century; to the romantic setting of St. Francis Abbey, peeking out from within the former Brewery site; to the movie set perfection of St. Canice's Cathedral with its skewed headstones and the vine-covered ruins on the banks of the River Nore.

## MacDonagh Junction Shopping Centre and Residential Development

The New Quarter at MacDonagh Junction delivers living space that reflect the changing needs of the modern world. On offer are stylish, secure and easily maintained Section 23 apartments & duplexes set in an exciting mixed-use development at the heart of Kilkenny City. Located just seconds from the train station, these homes bring a new lifestyle concept to this age-old city, long admired for its thriving cultural scene and attractive historical character.

## Benefits of living at MacDonagh Junction

- A 21st century home in an idyllic setting with panoramic views over historic Kilkenny city
- Superb location adjacent to a transport hub with M9 Motorway and rail links to Dublin, Carlow & Waterford.
- In the heart of a vibrant cultural and entertainment centre with cafés, bars, restaurants, galleries and craft/design centres.
- Close proximity to sporting and leisure amenities including golf courses, such as Mount Juliet; hurling at Nowlan Park; angling on the River Nore in the glorious Kilkenny countryside.
- Proximity to high profile employers offering continued strong rental potentials including VHI, State Street, Banking 365, AIB, Taxback.com, St. Luke's Hospital, Glanbia and much more.
- Valuable Section 23 Tax Relief for Investors

## All units have been fully fitted and are selling in excellent condition. They offer many extra features including:

- Unique and generous sized south facing balconies overlooking Kilkenny City
- Fully-fitted and furnished unit with sitting tenants
- Each Unit includes one private car space
- Spacious living accommodation ranging from c. 780 sq.ft. - c. 1100 sq.ft.
- Electric Storage Heating
- One private and secure Car Parking space per unit
- Located over MacDonagh Junction Shopping Centre and all amenities including Dunnes Stores, Starbucks, TK Maxx, Next, River Island, Boots and H&M

## UNIT BREAKDOWN

- 22 Duplex apartment - 2 Bedrooms - c. 1,049.47 sq.ft.
- 24 Duplex apartment - 2 Bedrooms - c. 1,049.47 sq.ft.
- 25 Duplex apartment - 2 Bedrooms - c. 1,023.00 sq.ft.
- 27 Duplex apartment - 2 Bedrooms - c. 1,023.00 sq.ft.
- 29 Duplex apartment - 2 Bedrooms - c. 1,023.00 sq.ft.
- 137 Second floor apartment - 2 Bedrooms - c. 783.94 sq.ft.
- 139 Second floor apartment - 2 Bedrooms - c. 783.94 sq.ft.

## SECTION 23 Tax Allowance

Section 23 tax relief allows a landlord to write off a percentage of the qualifying cost of the apartment against all Irish rental income. Owner-occupiers can obtain relief on 50% of the qualifying cost which can be offset against all income including PAYE.

## INVESTORS

Take the hassle out of property ownership - speak to DNG Ella Dunphy about our management service

Title: Leasehold

BER Range: C3-E2

View By Appointment

Price: €840,000

