

Summerlee House, Woodside, Tivoli, Cork



SUPERB INVESTMENT OPPORTUNITY

ERA Downey McCarthy take great pleasure in offering this excellent, recently renovated, waterfront residential opportunity to the investment market. The property is located on the corner of Trafalgar Hill and Woodside. This is a sought-after location adjacent to Lower Glanmire Road, which remains within 2.4 km of the city centre.

AMV: €1,850,000

BER B1 **BER B3**

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

Summerlee House comprises an end-of-terrace three storey building with adjoining two storey annex, on a spacious site. Convenient vehicular access is available from Woodside, while pedestrian access is also available at first floor level from Trafalgar Hill. The building has been adapted to accommodate 6 No. 'own-door' apartment units in a mix of 1 and 2 bedroom layouts. The entire has recently undergone a full refurbishment completed in May 2024, to include external wrapped insulation, new windows and doors, new kitchens with integrated appliances, new bathrooms and all new plumbing, new heating systems and full redecoration to include new flooring and joinery. This offering is presented to the market with vacant possession throughout.

| FEATURES

- Investment property with full vacant possession
- Potential initial market rent of €130,000 p.a. approx.
- 6.8% N.I.Y.
- Initial market rent available (no RPZ restriction)
- Superb water front location
- Recently renovated throughout
- 6 No. own door apartments in easily managed complex
- Secure gated entrance
- Mix of 1 and 2 bedroom, single floor and duplex units
- Secure landscaped car park with space for 6 No. vehicles
- Total site area extending to 0.06 Ha. (0.15 acre)

| ACCOMMODATION

Apartment 1: entrance hall, living / dining room, kitchen, 2 bedrooms, bathroom - 64 sq.m.

Apartment 2: duplex unit, kitchen / dining / living room, 2 bedrooms, bathroom - 72 sq.m.

Apartment 3: entrance hall, kitchen / living room, 1 bedroom, bathroom - 33 sq.m.

Apartment 4: entrance hall, living / dining room, kitchen, 2 bedrooms, bathroom - 59 sq.m.

Apartment 5: entrance hall, living / dining room, kitchen, 2 bedrooms, bathroom - 57 sq.m.

Apartment 6: duplex unit, entrance hall, kitchen / living room, 1 bedroom en-suite - 20 sq.m.



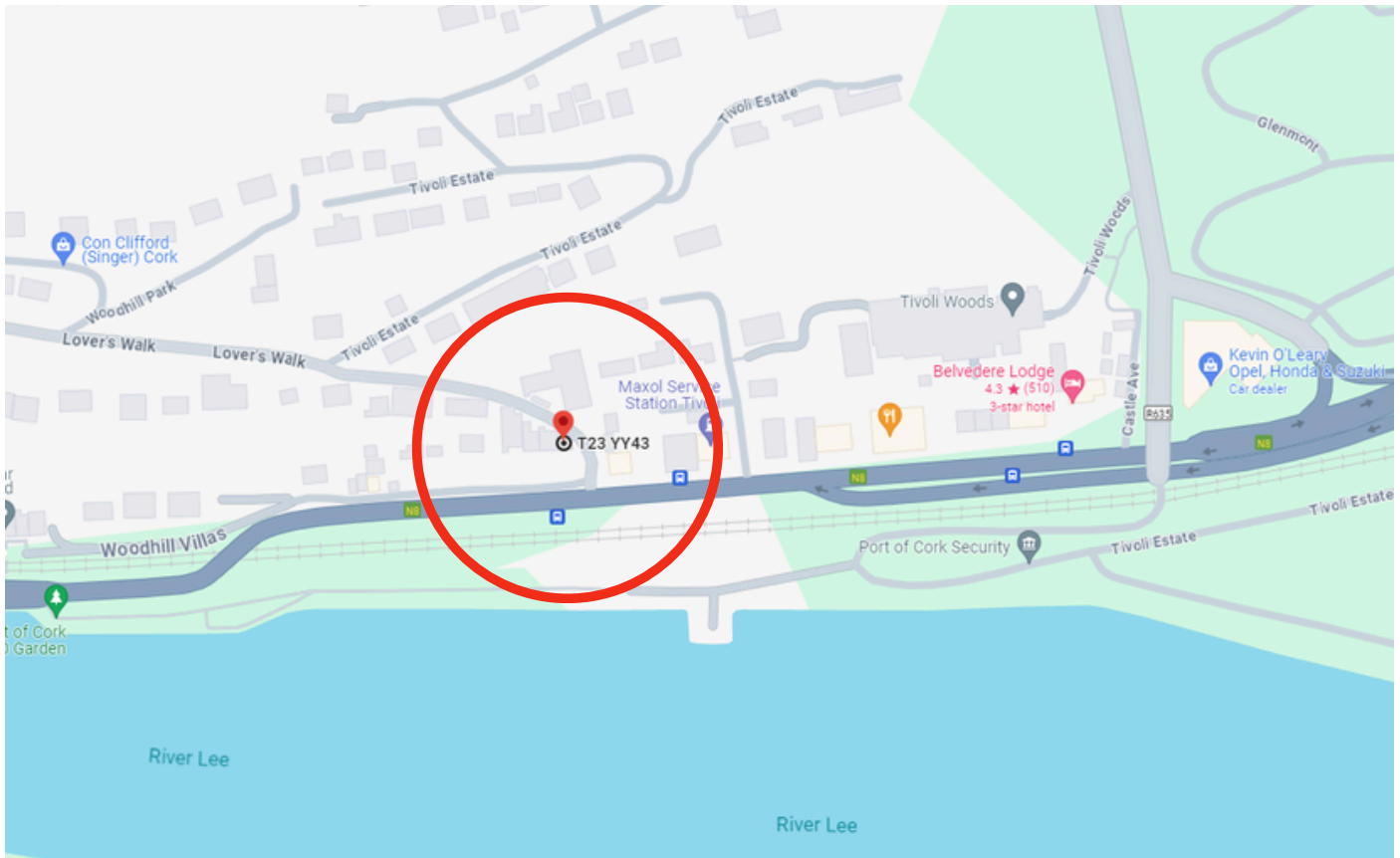
60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| DIRECTIONS

Please see Eircode T23 YY43 for directions.



| ALL ENQUIRIES TO:



Sean McCarthy
086 8385768
sean@eracork.ie



Will Lyons
087 6494740
will@eracork.ie



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584