

1 Hollybank Road, Dublin 9

Investment Summary



Impressive Residential Investment



**Current Rental Income of
€105,000 per annum**



**Superbly located on Hollybank Road,
within walking distance of Dublin City
Centre**



**Only 100 meters from Dublin Bus
stop connecting tenants to the rest
of the city and beyond**



**Accommodation comprises
7 Self-Contained Apartments**



**Walking distance to DCU
St Patricks Campus**



**Recently undergone an extensive
refurbishment to a high level**



Mixture of professional tenants

*An elegant bay-
windowed Pre '63
Investment property
located in the much
sought after and highly
desirable location in the
heart of Drumcondra.*

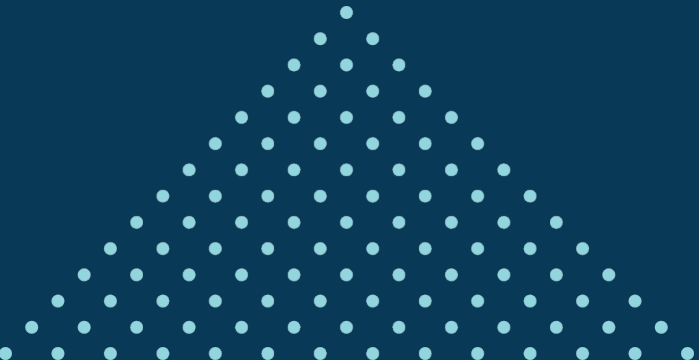
Location

The property is is superbly located in Drumcondra, Dublin 9 located only a few minutes walk to DCU St Patricks Campus.

1 Hollybank Road is located in Drumcondra on the northside of the city. It is one of the mature residential suburbs in Dublin city and some now know it as the Ranelagh of the Northside. Drumcondra is a busy route connecting the city centre to Dublin Airport and the M1.

It is primarily residential, with a mix of young professionals and students. There are excellent transport links to Dublin city and surrounding areas including a railway station where the main Maynooth to Dublin line passes. Drumcondra features Ireland’s largest stadium, Croke Park which is head-quarters for the GAA.

Drumcondra is a traditional suburban village with a social scene that includes trendy modern bistros, restaurants, and cafes as well as vintage pubs such as Fagan’s, a century-old institution.



Description



“This portfolio has a successful track record of stable income since ownership”



The property was completely renovated in 2018 and meets all housing standards and fire regulations, with new kitchens, bathrooms, windows, and heating system. 1 Hollybank Road provides tenants with convenient on street parking, but many tenants will choose to live here because they can walk to work, shops, cafes, and restaurants. This makes it a very desirable place to live and reduces any future vacancies.

1 Hollybank Road is a fully renovated two story multi-family home with seven residential apartments, three of which are one-bedroom units and four of which are studios. With cleverly designed apartments throughout, the property retains many of its original style and character.

Units: 7 Apartments
Rent: €105,000
Avg rent: €1,250/month





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