



50-52 Edgecliff Road, Woollahra NSW 2025

## HIGH YIELDING INVESTMENT OPPORTUNITY

100% Leased to international tenant Stagehuis - Trading as Intern Australia.

2 Sprawling freehold buildings.

Over 28 rooms of accommodation.

3 Street Frontages.

Large land parcel of 714m<sup>2</sup>; approx.

Lease Commencement - 1 October, 2007

Expiry Date - 30 September, 2012

Option 5 years.

Increases - CPI annually and market review at the option.

Current Net Income: \$263,379 net p/a (approx.).

Leisure

FOR SALE

714sqm

On the Eastern side of Edgecliff Road between Adelaide Street and Old South Head Road. Nearby Westfield Shopping

# GUNNING

Gunning Real Estate

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