

**132 DUNLUCE AVENUE,
BELFAST,
BT9 7AZ**



- **A Mid terrace with HMO License**
- **Currently Rented at £1560 pm until 31st July 2026 With Potential for Uplift Upon Renewal**
- **Four Bedrooms**
- **Living Room**
- **Kitchen Fully Equipped**
- **W/C and Separate Shower Room**
- **Gas Fired Central Heating**
- **Double Glazed Windows**
- **Popular Location , Off the Lisburn Road**

Offers Around: £225,000

Situated just off the ever-popular Lisburn Road, this attractive mid-terrace property offers an ideal opportunity for investors seeking a high-demand student rental in one of Belfast's most vibrant and well-connected locations.

The accommodation is bright, well-proportioned, and thoughtfully arranged to meet the needs of modern student living. The property comprises a welcoming lounge, a fitted kitchen and multiple generously sized bedrooms, each offering comfortable study and storage areas. A well-appointed shower room and additional WC complete the internal layout.

Externally, the property benefits from an enclosed rear yard—low maintenance and practical—with on-street parking.

Located within walking distance of Queen's University Belfast, as well as the array of cafés, restaurants, and shops along Lisburn Road, the property is perfectly positioned for student or professional tenants. Excellent transport links provide easy access to Belfast City Centre and surrounding areas.

With strong and consistent rental demand in this sought-after location, this well-maintained terrace represents a superb turnkey investment opportunity with attractive yield potential.

Ground Floor

HALLWAY:

BEDROOM (1): 10' 7" x 9' 3" (3.23m x 2.82m)

LIVING ROOM: 11' 4" x 10' 0" (3.45m x 3.05m)

KITCHEN: 11' 1" x 5' 7" (3.39m x 1.70m)

Range of high and low level units, free standing cooker, washing machine and single drainer stainless sink unit. Tiled floor.

First Floor

CLOAKROOM:

Low flush W/C and wash hand basin.

SHOWER ROOM:

Shower unit and wash hand basin.

BEDROOM (2): 13' 1" x 10' 8" (3.99m x 3.25m)

BEDROOM (3): 11' 3" x 8' 0" (3.42m x 2.45m)

Second Floor

LANDING:

Velux window.

BEDROOM (4): 15' 10" x 12' 8" (4.83m x 3.86m)

Velux window.

Outside

Enclosed yard.

LOCATION

Off the Lisburn Road.

OTHER INFO:

Rates: £1439/ per annum

