



A fantastic opportunity to purchase a modern and well-maintained five-bedroom House in Multiple Occupation (HMO) situated in a highly sought-after location just off the Lisburn and Malone Roads. Boasting a contemporary finish throughout, this property offers spacious, well-proportioned rooms that are perfect for professional tenants or students, making it an excellent investment opportunity in an area of consistently high demand.

The property features five generous-sized bedrooms, all with built in storage. The spacious communal areas include a bright living room, modern kitchen/dining area with integrated appliances and two contemporary shower rooms with additional WC facilities.

Located in a popular area known for its proximity to key amenities, transport links, and local attractions, this property is perfectly positioned for tenants looking for convenience and accessibility. With strong rental demand, this property offers great investment potential. Early viewing is highly recommended.

Offers Over  
£375,000

112 Malone Avenue,  
BELFAST,  
BT9 6ES

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Viewing by  
appointment  
through agent  
028 9066 3030

- Substantial Three Storey Mid Terrace Residence in a Highly Sought After and Popular Location
- Bright Lounge and Modern Fitted Kitchen/Dining Area
- Five Double Bedrooms and Two Contemporary Shower Rooms
- Gas Heating/Double Glazing Throughout
- Situated within Close Proximity to Queens University, City & Royal Hospitals



The Property Comprises:

Ground Floor

ENTRANCE PORCH: Hardwood front door, ceramic tiled flooring.

LIVING ROOM: 14' 3" x 13' 1" (4.34m x 3.99m) Feature fireplace with hardwood surround, feature bay window, laminate wood strip flooring.



KITCHEN: 19' 3" x 8' 0" (5.87m x 2.44m) Range of high and low level units, built-in oven, ceramic hob and extractor fan, integrated fridge/freezer, dishwasher, plumbed for washing machine. Laminate work surfaces, tiled splashback, ceramic tiled flooring, recessed lighting, uPVC door to enclosed rear yard.



Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

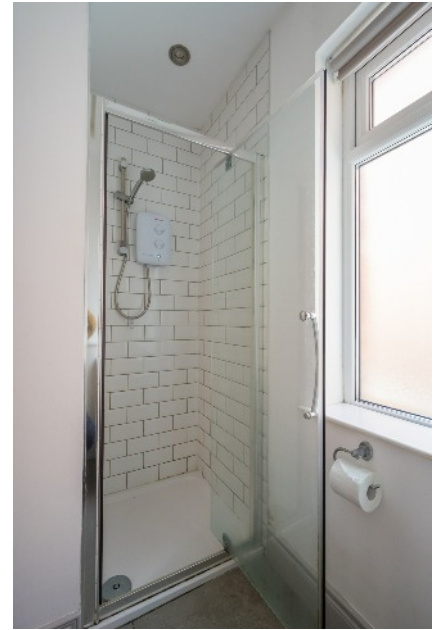
BEDROOM (5): 11' 4" x 10' 7" (3.45m x 3.23m) Carpeted, built-in robe.

### First Floor Return

Carpeted, gas fired boiler.

WC: Low flush wc, wash hand basin.

SHOWER ROOM: Low flush wc, wash hand basin, walk-in shower, chrome heated towel rail, ceramic tiled flooring, recessed lighting, extractor fan.



SHOWER ROOM: Low flush wc, wash hand basin, walk-in shower, chrome heated towel rail, ceramic tiled flooring, recessed lighting, extractor fan.



## First Floor

LANDING: Carpeted.

BEDROOM (1): 16' 4" x 14' 7" (4.98m x 4.44m) (into bay). Carpeted, feature bay window. Feature fireplace with hardwood surround, cornice ceiling.



BEDROOM (2): 11' 2" x 10' 8" (3.4m x 3.25m) Carpeted, built-in robes, cornice ceiling.



## Second Floor

LANDING: Carpeted. Access to loft.

BEDROOM (3): 16' 3" x 11' 2" (4.95m x 3.4m) Carpeted, feature fireplace.



BEDROOM (4): 11' 1" x 9' 5" (3.38m x 2.87m) Carpeted, built-in wardrobe.



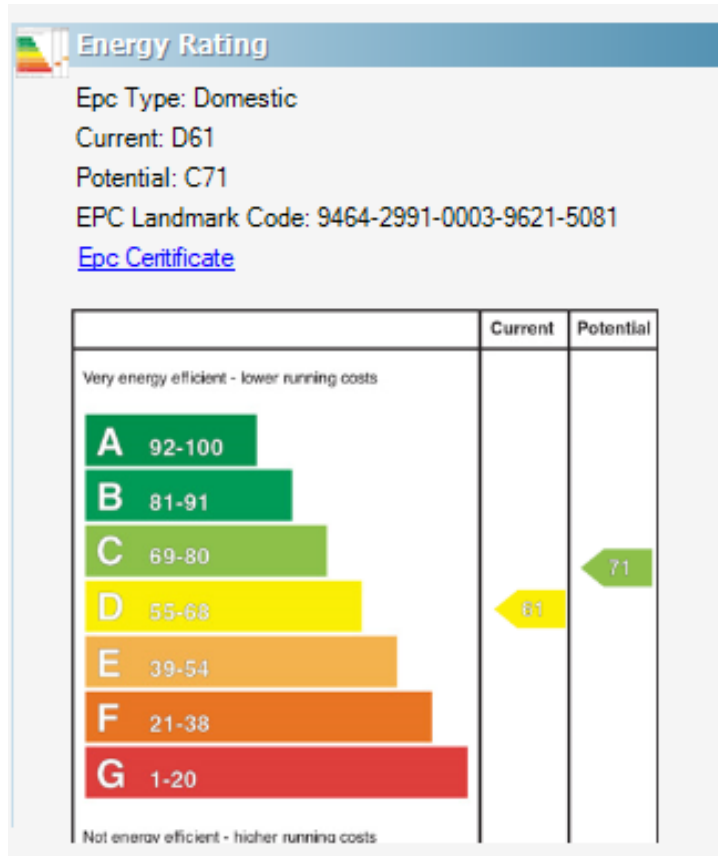
Outside

Enclosed rear yard.



Location:

Leaving Belfast on the Lisburn Road, continue past the City Hospital and Malone Avenue is on the left immediately after Eglantine Avenue and before Tesco.



Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
 www.templetonrobinson.com

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