



40 Dunluce Avenue, Lisburn Road, Belfast, Antrim, BT9 7AY  
£1,400 Per month



**LAVERY  
MITCHELL**

- 4-bed property on Dunluce Avenue, South Belfast
- Prime location just off vibrant Lisburn Road
- Walking distance to Queen's University and close to Ulster University
- Excellent bus links and near Botanic & Adelaide train stations
- Surrounded by cafes, shops, bars, and restaurants
- Near City and Royal Victoria Hospitals – great for professionals
- Oil central heating & double glazing throughout
- Ideal for students or young professionals – available August 2025
- HMO Registered



## Directions

## THE PROPERTY

Located in the heart of South Belfast, this well-presented 4 bedroom HMO registered property on Dunluce Avenue offers an unbeatable combination of comfort, convenience, and city living. Just off the bustling Lisburn Road, one of Belfast's most popular social and retail hubs, this area is known for its trendy cafés & lively bars.

Situated just a short walk to Queen's University and Ulster University's new city centre campus, this is an ideal base for students looking to balance study with an active social life. You're also within easy reach of the Botanic Gardens, and university facilities.

## SITUATION