

# “Goosehill”, Lousybush, Lord Edward St, Kilkenny. R95 T2TP.

**For Sale By Private Treaty**



## **Exciting Property Investment Opportunity**

Introducing a newly constructed property featuring four spacious and beautifully finished apartments, each with independent access and private balconies. The ground floor units also include access to a private yard and shed at the rear. Built to the highest standards and fully compliant with current building regulations, this property is situated in a rapidly developing area of Kilkenny City, just a short walk from schools, shops, and all city attractions.

The ground floor apartments boast 980 sq ft of living space, while the first floor apartments offer 1,033 sq ft. Kilkenny's rich medieval history, vibrant creative culture, and supportive business community create an ideal environment for living, working, and playing. With a growing population of over 27,000 in the city and more than 100,000 in the county, the demand for rental properties remains robust.

The local economy is strengthened by major companies and ongoing investments, ensuring job growth and stability. Kilkenny provides a high quality of life, diverse property options, and significant potential for capital appreciation, making it a highly attractive choice for savvy investors.

*Don't miss out on this exceptional opportunity!*

## *Why Is Kilkenny So Attractive??*

With ongoing infrastructure improvements and a stable economic environment, Kilkenny City is poised for continued growth, making it a prime location for property investment. Kilkenny is home to some of the top companies with ongoing investment in various ventures. These companies were attracted by a location offering exceptional global connectivity and the capacity to attract high caliber people.



Some of the larger companies that have recently established operations or expanded in Kilkenny City such as Abbott's recent move is a major employer in the region, providing over 1,000 numerous job opportunities across various skill levels, which helps to boost the local economy. On 16<sup>th</sup> Sept 24, UKG announced 200 new jobs in Kilkenny.

The local economy is bolstered by major companies and ongoing investments, ensuring job growth and stability. Kilkenny offers a high quality of life, diverse property options, and potential for capital appreciation, making it an attractive choice for investors.

## *Might This Investment Opportunity Appeal To You??*

1. **Local Businesses:** Many local enterprises, including restaurants and larger firms, are seeking properties to accommodate their staff as they expand and attract talent.

2. **Healthcare Services:** The healthcare sector often requires short-term rental properties for consultants and visiting professionals, creating a demand for flexible rental solutions.

3. **Small Investors:** Individual investors looking for better returns than traditional bank savings are actively seeking investment properties, especially in the thriving Kilkenny market.

4. **Real Estate Investment Groups:** These groups may pool resources to invest in larger properties or multiple units, taking advantage of potential rental income and property appreciation.

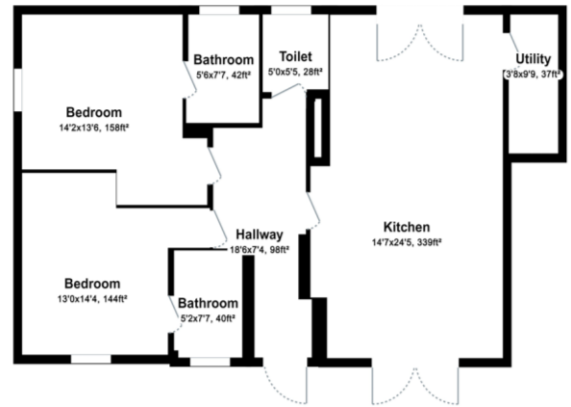
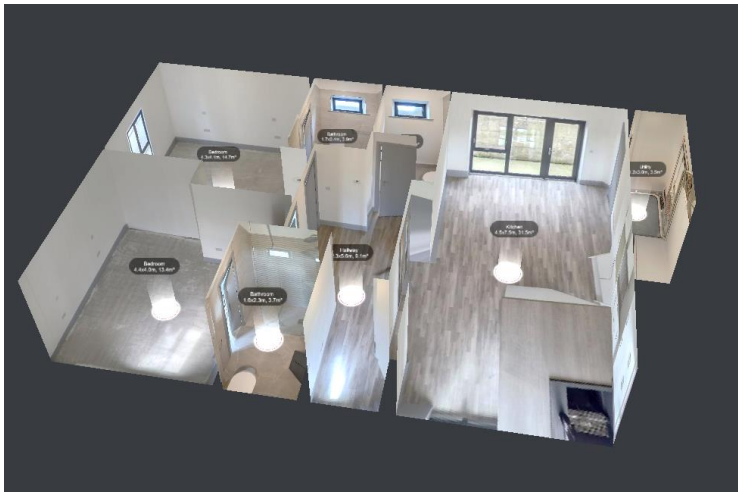
5. **Retirees and Downsizers:** Individuals aiming to invest their retirement savings for passive income are also interested in real estate opportunities in Kilkenny.

6. **Young Professionals:** As Kilkenny attracts a younger demographic, there is growing interest from young professionals looking to invest in rental properties for income generation.

7. **Tourism and Short-Term Rental Operators:** With Kilkenny's rich history and cultural attractions, there are ample opportunities for investors interested in short-term rentals or vacation properties.



## Exclusive Living At Goosehill



For illustration purposes only. Not to scale.

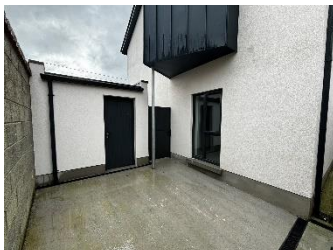
Goosehill

### FEATURES

- Generously sized new apartments – A2 Rated
- 980 sq ft for ground floor apartments and 1033 sq ft for first floor apartments
- Completed to an exceptional standard with high-quality fixtures and fittings throughout
- Independent access for all apartments
- Air-to-water heating system
- 2 bedrooms and 3 bathrooms
- Ample storage options, including sheds at the rear
- Balconies at the front of all four units, with additional storage available on the balconies of the top floor apartments
- Prime location, within walking distance of all city amenities
- Both primary and secondary schools are within walking distance

### SERVICES

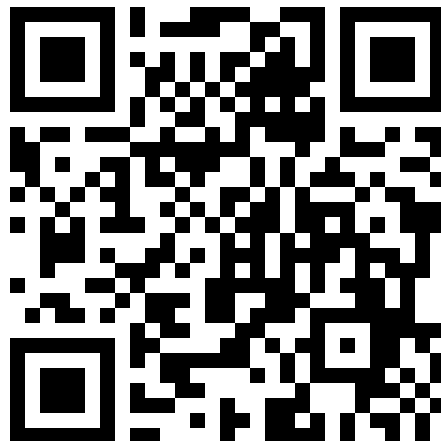
- Air to water heating
- Mains sewerage
- Mains water





Invest in Goosehill for a modern lifestyle that offers convenience and accessibility to all local amenities and attractions. This is your opportunity to be part of a dynamic community that values quality of life and growth.

Potential Rental Income Per Annum	€81,600
Guide Price	€1,480,000
Potential Rental Yield	6%



*Virtual Tour of Goosehill*

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.