

# 1/3 & 2/3 Withers Place, Weston, ACT 2611

LUTON

## House For Sale

Thursday, 6 June 2024

1/3 & 2/3 Withers Place, Weston, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 640 m2**

**Type: House**



Tim and Justine Burke  
0261780200



Julia Atkinson  
0261780200

**\$999,000+**

Presenting a unique opportunity to secure a property on the high side of the street in an elevated cul-de-sac, this outstanding investment property with dual income offers great options to those looking to invest, land bank or secure a multigenerational home. Unit 1 is a two bedroom, one bathroom unit in largely original but very neat condition with a double garage. It has a periodic tenancy at \$450 per week. Unit 2 is also in original condition with one bedroom, a combined bathroom/laundry and a single garage. It is leased until 7 January 2025 at \$370 per week. The properties share a water meter but have separate electricity meters. The property sits on a 640m<sup>2</sup> block that is a blank canvas and offers abundant potential to do more with the low-maintenance yard space. Perfectly positioned, local schools, shops and arterial roads are in close proximity making this super appealing for tenants and live-in owners alike. EER: 1 Land Size: 640m<sup>2</sup> Living Size: 142m<sup>2</sup> (approx.) Land Rates: \$3,510 p.a (approx.) Land Value: \$645,000 (approx.)