

10 Coglin Place, Kambah, ACT 2902

MORRELL
PROPERTY

House For Sale

Monday, 8 January 2024

10 Coglin Place, Kambah, ACT 2902

Bedrooms: 6

Bathrooms: 3

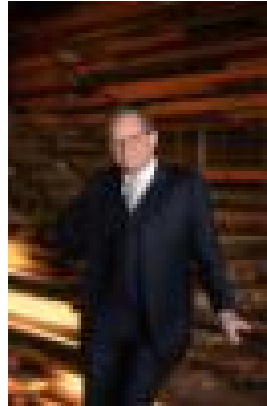
Parkings: 2

Area: 1138 m2

Type: House



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\$1,050,000+

Welcome to 10 Coglin Place, Kambah, an exceptional investment opportunity that presents two distinct residences on a generous 1139 square meter land parcel. This property stands as an ideal choice for investors looking to secure a dual-income asset in a sought-after locale. At the heart of this investment are the two individual units, 10A and 10B Coglin Place, both currently occupied by tenants. This ensures a steady rental income stream from the outset, significantly reducing vacancy risks and enhancing the investment's yield potential. 10A Coglin Place features three bedrooms, one bathroom, and a single car garage. It offers spacious rooms, built-in robes in each bedroom, a separate laundry area, and a workshop. The presence of a sheltered alfresco and ducted gas heating adds comfort and appeal, making it a desirable rental property. Conversely, 10B Coglin Place is a similarly structured residence with three bedrooms and two bathrooms. It boasts a spacious master bedroom with an ensuite and walk-in wardrobe, a large backyard, and a well-equipped kitchen with a gas cooktop and oven. The large benchtop and separate dining area make it an ideal home for families or professionals. The strategic location of 10 Coglin Place is one of its most compelling attributes. Situated within walking distance of Lake Tuggeranong, Urambi Hills, and convenient bus routes on Athllon Drive, the property boasts easy access to Woden, Canberra City, and Belconnen. Essential services such as the Namadgi School, gym, childcare centre, and local IGA are just a 15-minute walk away, making it an attractive proposition for a wide range of tenants. 10 Coglin Place, Kambah, is a standout investment opportunity. Its dual-income potential, combined with the comfort and amenities offered by each residence, positions it as a lucrative asset in a growing area. This property promises not only immediate returns but also significant long-term growth potential, making it a wise addition to any investment portfolio.

Under one roof :- Total Land Size: 1138 square meters- Dual residences: 10A and 10B Coglin Place- Both properties currently tenanted- Proximity to Lake Tuggeranong, Urambi Hills, and essential services- Easy access to public transport routes to Woden, Canberra City, and Belconnen

10A Coglin Place Features:- 3 bedrooms- 1 bathroom -Single car garage- Spacious rooms with built-in robes in each bedroom- Separate laundry area- Bathtub in the bathroom- Kitchen equipped with electric stove, oven, and grill- Pantry for additional storage- Workshop at the back of the house- Sheltered alfresco area for outdoor living- Ducted gas heating system- Front yard providing additional outdoor space

10B Coglin Place Features:- 3 bedrooms- 2 bathrooms- Single car space- Ducted gas heating and cooling system- Gas cooktop and oven in the kitchen- Large kitchen benchtop- Big backyard suitable for various outdoor activities- Spacious living and dining areas- Master bedroom with walk-in wardrobe and ensuite- Bathtub in the main bathroom- Separate laundry room- Independent toilet separate from the main bathroom