

10 Mitta Place, Kaleen, ACT 2617



House For Sale

Saturday, 1 June 2024

10 Mitta Place, Kaleen, ACT 2617

Bedrooms: 7

Bathrooms: 4

Parkings: 4

Area: 1014 m2

Type: House



Tim Russell
0262411922



Jackson WhiteBrettell
0426836516

Auction

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City
Welcome to 10 Mitta Place, where modern living meets smart investment. Set in the heights of Kaleen in the heart of an RZ2 zone. This unique property offers not one, but two stunning residences—an as-new four-bedroom ensuite home at the front and a brand-new three-bedroom ensuite home at the rear. Perfect for savvy investors, growing families, or those seeking multigenerational living solutions.

Prime Location, Premier Lifestyle Nestled at the end of a cul-de-sac position in a highly sought-after RZ2 zone, 10 Mitta Place promises a lifestyle of convenience and luxury. Enjoy close proximity to top schools, vibrant shopping centers, and lush parks. This prime location offers everything you need within easy reach, ensuring a perfect blend of tranquility, convenience, and urban accessibility.

Home 1: Contemporary Elegance Step into the front residence and be greeted by a spacious, light-filled four-bedroom home, meticulously designed for modern living. The open-plan living and dining areas flow seamlessly into a gourmet kitchen, equipped with high-end appliances and sleek finishes. The master suite, complete with a luxurious ensuite, provides a private retreat, while three additional bedrooms offer ample space for family or guests. Stunning to say the least.

Home 2: Brand New Luxury At the rear, discover a brand-new three-bedroom ensuite home, built with the same attention to detail and quality. This stylish residence features an open-concept layout, perfect for entertaining and everyday living. The master bedroom boasts a chic ensuite, with two more generous bedrooms providing comfort and versatility. a large outdoor covered alfresco + kitchen adds a whole extra dimension to this space as a brilliant addition.

Investment Potential 10 Mitta Place is more than just a home—it's an instant property portfolio. Live in one residence and rent out the other, or rent both for dual income streams. The RZ2 zoning adds an extra layer of appeal, offering the potential for future development and increased property value with the potential to separately title.

Key Features:
Dual Occupancy: Two separate residences on one title.
Front Home: Four bedrooms, two bathrooms, open-plan living, gourmet kitchen.
Rear Home: Three bedrooms, two bathrooms, brand-new construction.
RZ2 Zoning: Prime for future growth and development opportunities.
Ideal Location: Close to schools, shops, parks, and public transport.

Why 10 Mitta Place? This property is perfect for those looking to maximize their investment, accommodate extended family, or enjoy a flexible living arrangement. With modern amenities, stylish design, and a strategic location, 10 Mitta Place is a smart choice for your future.

Act Now Properties like 10 Mitta Place are rare. Don't miss your chance to secure this dual occupancy gem in an RZ2 zone. Contact us today to arrange a viewing and take the first step towards your next great investment.

Looking to call Kaleen home? please speak with Tim Russell at 0416 087 834 or Jackson White-Brettell at 0421 479 376 for further information or a private inspection.

Rates: \$3,788 pa approx
Land Tax: \$6,717 pa approx
EER: 5

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