

10 Wambaya Crescent, Waramanga, ACT 2611

home by holly

Sold Duplex/Semi-detached

Thursday, 10 August 2023

10 Wambaya Crescent, Waramanga, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



Holly Komorowski
0491850701



Bianca Way
0491850701

\$820,000

#soldbyholly #soldbybianca \$820,000 A lot of buyers have been asking, is now the right time to buy? Is now the right time to invest? Quite simply, the answer is yes, especially into properties like 10 Wambaya Crescent! Perched atop the high side of Waramanga, 10 Wambaya presents so many opportunities for not only a great investment, but also multigenerational living and long term development. Completed in 1971, this dual occupancy home has stood the test of time. Comprising of two separately metered residence, both with great rental potential. To the north of the block is the larger of the two homes, with timber flooring, ducted heating, two bedrooms, bathroom, separate toilet, full size kitchen and laundry and sunny large family and dining areas. Opposite is the one bedroom residence, with ensuite, open plan kitchen and living area and full sized laundry. Both homes take in sweeping views across Weston Creek and out to the Brindabella's, and enjoy a shared double carport, off street parking and large well cared for garden. This would make a great first home offering the ability to create income from renting out one of the residences, rent them both out or look to develop a beautiful family home. features. .single title dual occupancy home comprising of a two bedroom and a one bedroom home. full kitchens with stone bench tops in both residences. both with full laundries with access to backyard. all bedrooms with built in robes. shared double carport and storage shed. ample off street parking. fine details (all approximate): Two bedroom currently rented for \$450 pw One bedroom rental potential \$350 pw. Combined rental potential \$800 pw Land size: 693 m² Build size: 134 m² EER: 1.0 Zoning: RZ1 Build year: 1971 Rates: \$830.00 pq Land tax: \$1,444.35 pq UV: \$708,000