

**109 Hannan Place, Ainslie, ACT 2602**



**House For Sale**

Wednesday, 12 June 2024

109 Hannan Place, Ainslie, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 100 m2**

**Type: House**



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## Auction 03/07/2024

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Nestled in a quiet family friendly cul-de-sac with a quaint park at its centre, this beautifully renovated 3-bedroom house comes with an exceptional 1-bedroom self-contained flat as a bonus! Boasting pleasant street appeal and a charming front porch, you will be delighted to arrive home every evening. Inside, the light-filled living and dining area is adorned with a wall of windows and features a slow combustion fireplace. The renovated kitchen and bathroom, along with durable hybrid timber floors, enhance the home's appeal. All three bedrooms have built-in robes, with the spacious main bedroom being a standout. Year-round comfort is ensured by reverse cycle air conditioning and ducted gas heating. The flat, with its spacious open-plan layout, offers versatility or additional income. It features a separate entry point, is fenced off from the main property, and is separately metered. Currently leased on a month-to-month basis at \$450 per week, it provides an excellent source of additional rental income. The location is perfect, just a short drive from the Dickson Town Centre, where you'll find an array of shops, bars, restaurants and supermarkets, or the wonderful Ainslie shops with family friendly IGA and Edgars Pub. Add to this the easy access to Mount Ainslie Nature Reserve and the close proximity to bustling Braddon and the Canberra CBD, and you have the perfect recipe for a balanced, enjoyable lifestyle. For owner-occupiers, this residence provides an exceptional place to call home, with the income from the studio helping to pay off your mortgage. Alternatively, you can use the flat for a home office, accommodate a teenager, or explore a hobby. For investors, the combined rental yield of approximately \$1,175 per week with only one set of outgoings makes this a lucrative option.

At a glance; House - 3 bedrooms, all with built-in-robes - Renovated bathroom - Renovated kitchen - Reverse-cycle air conditioning - Ducted gas heating - Slow combustion fireplace - Hybrid timber flooring and carpet - Wall, floor and ceiling insulation - Private rear yard

Flat - Open plan layout - Spacious kitchen with ample storage - Reverse-cycle air conditioning - Ceiling fan - Separate entrance - Separately metered - Dual income opportunity - Quiet cul-de-sac location - In the catchment for North Ainslie Primary School, Campbell High School and Dickson College - 5-minute drive to Ainslie Shops - 5-minute drive to Dickson Town Centre