

1&2/27 Gamor Street, Waramanga, ACT 2611

Duplex/Semi-detached For Sale

Friday, 3 November 2023

LUTON

1&2/27 Gamor Street, Waramanga, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 135 m2

Type:

Duplex/Semi-detached



Tim and Justine Burke
0411878587



Julia Atkinson
0410141016

\$799,000

Presenting a unique opportunity to secure a versatile property in an elevated location in Waramanga, 27 Gamor Street is an outstanding investment with dual income, but also is an appealing offering for multi-generational families or blended families who need some space and separation. Unit 1 is located at the front and is a two bedroom, one bathroom unit in largely original condition with a single carport. Unit 2 is located at the rear and is also in original condition with one bedroom, bathroom, an open-plan kitchen/living area, a reverse cycle spilt system and a single carport. The property sits on a 797m² block that is a blank canvas and offers abundant potential to do more with the generous 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. Unit 1 is currently rented at \$385 per week on a periodic tenancy, and unit 2 is rented at \$350 per week with a fixed term lease until 5 April 2024. EER: 1.5 Land Size: 797m² Living Size: 135m² (approx.) Land Rates: \$3,660 p.a (approx.) Land Value: \$700,000 (approx.)