

# 125 Knox Street, Watson, ACT 2602

Auction  
Advantage 

## House For Sale

Saturday, 18 November 2023

125 Knox Street, Watson, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Frank Walmsley

**\$1,500,000**

If your family is extended, blended or even simply, re-connected, the versatility and options offered by owning two homes on one block cannot be overstated. The front home has three bedrooms, one bathroom, two living areas, and double-glazed windows throughout. There is an oversized double garage with power, ample shelving/storage and extensive undercover areas. Four cars are easily parked and accessed. The second home designed by the ever-popular team at <https://www.canberragrannyflatbuilders.com.au/design-pages/design-160> in 2019, has a 6-star EER with 4-meter ceilings and north-facing windows - designed to meet liveability. Perfect for families or investors. Investors: Why not live in the front and rent out the back?! Or vice versa. Or even rent out both?! Either way, the returns may prove remarkable, and the rates and land taxes remain consistent. With 35 years of depreciation to claim on the new, fully approved second home, it has generated \$1100 a week on Airbnb or \$600 a week as a permanent rental. The gross rent could be as high as \$95,000 annually if both are rented as short-term accommodation. If you purchase, you won't need to pay the nearly \$150,000 imposed to unit title RZ1 blocks!! All the hard work has been done for you. You can sit back and watch your investment accrue. Open home times: • Saturday 4 November 10-10.30am and Sunday 5 November, 11-11.30am. • Mid-week, Wednesday, 8 November open homes on Wednesday between 5:30 -6 p.m. • Thereafter weekly until Auction Sunday 3 December 2023. Auction conditions: 1. We will not sell the property pre-auction as we want to provide buyers time to complete their enquiries and secure finance without stress or pressure. 2. Flexible settlement terms of up to 90 days are offered. Just let me know your preferred settlement date before the auction. 3. A vacant possession sale is offered. When you read this, there isn't a tenancy agreement. 4. On the day of the auction, you bring a cheque, cash or EFT of \$1000 to secure the property, noting that 10% of the purchase price is at risk. 5. Buyers can take early occupancy - buyers rent between the auction and settlement dates for an agreed value. This is the option for the buyer to rent one or both homes at an agreed value. 6. There are no unapproved structures on the block, no significant issues with the building report, and both homes have compliant Certificates of Occupancy. 7. You can download the auction agreement and building and compliance reports on the all homes advertisement. Call Frank Walmsley for your private inspection 0400446605