

16 Bangalay Crescent, Rivett, ACT 2611

VERV

House For Sale

Friday, 1 March 2024

16 Bangalay Crescent, Rivett, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 743 m2

Type: House



Jason Roses
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\$975,000+

Welcomed to the market is this exciting development opportunity for the discerning builder, developer or even investor. Positioned within a leafy street and within the sought-after suburb of Rivett lies this exciting purchasing opportunity. Currently sited on the block is a 4-bedroom, 2-bathroom with a study and carparking space. The home offers a unique floor plan currently set up that allows for dual rental income with tenants renting the front home and additional rear studio with separate entrances. Currently receiving a combined rental income \$795 per week. The owner has prepared two concept plans (pending approvals) of side by side residences for the sites which are available to be emailed. Residence 1 concept – Living 166.54m² approx.- Four bedrooms- Two bathrooms- Master bedroom with walk-in-robe and ensuite (ground floor)- Double garage with internal access- Spacious open plan living area Residence 2 concept – Living 166.54m² approx.- Four bedrooms- Two bathrooms (main & ensuite)- Master bedroom with walk-in-robe and ensuite (ground floor)- Double garage with internal access- Spacious open plan living area Features Include:- Current home - 4 bedroom, 2 bathroom- Combined rental income \$795 per week- Unique RZ2 development site- Concepts offer side by side residences EER: 0 stars Block: 743m² approx. Rates: \$3,028 per annum approx. Land Tax: \$5,089 per annum approx. (paid by investors only)