

17 Carradus Street, Fraser, ACT 2615



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Type: House

Contact agent

Make the most of a rental income from the flat, and help pay off your mortgage whilst living in the house!! Or for the investors, rent both for a great return. For the extended family needing extra space for the inlaws, this is perfect for you!

MAIN HOUSE With a separate driveway and set in gardens with large mature shade trees, the main house enjoys a private sunny front concrete patio courtyard. The living areas enjoy plenty of windows providing natural light to the lounge/dining area as well as the open plan kitchen. Heating is provided by a reverse cycle air conditioner in the living. There are three good sized bedrooms in total, each with a built in wardrobe. The bathroom includes a bath, plus there's a separate toilet. A laundry provides access to the enclosed back garden with lawn area, garden shed and a paved patio with brick BBQ for the weekend barbie! There's also an amazing lemon tree, currently full of lemons! The home is very functional and just needing new carpet.

THE FLAT Rented at \$375 per week with good tenants on a lease until June 2024. A brick constructed converted garage with plenty of space. The bedroom is huge with a built in wardrobe and there's a separate bathroom off the entrance. With white paint and grey carpet, it has a fresh appeal. There's plenty of space with a dining area off the kitchen plus a great sized living/dining area as well. The laundry is located in an outside lean to. A split system air conditioner provides both cooling and heating to the property. With its own driveway and garden with a small shed, the flat is separate to the main house and has separate electricity meters.

Main Features
House 3 bedrooms
Built ins
Large living spaces with plenty of windows
Open plan kitchen
Free standing oven
Reverse cycle split air conditioner (note old electric heaters on wall no longer functioning)
Bathroom with bath
Toilet
Laundry
Enclosed garden
Lemon tree
Paved patio
Brick bbq
Garden shed
Brick front courtyard

Flat 1 huge bedroom
Built in wardrobe
Grey carpet
Painted cream
Linen cupboard
Bathroom
Dining area
Huge lounge area
Open plan kitchen
Free standing oven
Reverse cycle air conditioner
Bathroom
Laundry in outside lean to
Enclosed garden
Garden Shed
Separate electricity meters

Dimensions 1205m² Block Size 109.40m² Main House 64.06m² Flat 1 EER 1975 Year Built \$375 Rent per week on Flat June 2024 Lease term on flat \$515 per week (approx rent for house per if leased)