

**2 & 2A Milford Street, Latham, ACT 2615**



**Sold Other**

Monday, 14 August 2023

2 & 2A Milford Street, Latham, ACT 2615

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



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**\$800,000**

Calling all investors and homeowners! Nestled on a spacious block, we present two charming homes each with separate metering, and fully approved dual occupancy on a single title. Rent out both and maximise your rental income, or occupy one and rent the other to create a passive income, or occupy both with extended family or teenagers retreat. The options are endless! Residence 1 is a completely renovated 3 bedroom with an open plan design, separate living area, new kitchen with new Bosch induction cooking, new carpets, freshly painted, ducted gas heating and a fireplace. Residence 2 boasts an open-plan design, kitchen with freestanding cooktop and oven, generous bedroom, and separate study/nursery. The additional features of the property include an extensive pergola and paved area, large garden shed, double driveway with large secure carport and plenty of parking, and a fully fenced private backyard with a beautiful established shade tree, and secure side gate access. There are so many possibilities on offer here so we encourage you to see it for yourself. PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 6TH JULY - 14 WALES STREET, BELCONNEN AT 5:00PM

Features: 2 houses on 1 block Approved dual occupancy on a single title Separately metered Brand new R6 ceiling insulation Electric off-peak hot water Entertaining pergola Large garden shed Large secure carport behind steel gates Established landscaping and gardens Fully fenced backyard with side gate access Close to ample greenspace, playgrounds, public transport and local schools Short drive to Belconnen and Canberra CBD EER can be easily increased by adding curtains or wall insulation

Residence 1 Features: Open-plan kitchen and family New kitchen with Bosch appliances including new induction electric cooktop and oven New carpets Newly painted Separate living room with fireplace Master bedroom with built-in robe 2 additional bedrooms Ducted gas heating

Residence 2 Features: Kitchen with freestanding electric cooktop and oven Generous bedroom with adjoining study/nursery Fully equipped bathroom Separately metered.

Stats: Build: 1977 Block: 883sqm UV: \$464,000 Rates: \$2,713 pa Land Tax: \$4,088 pa

Residence 1 Stats: Living: 105.16sqm EER: 1.0

Residence 2 Stats: Living: 49.92sqm Carport: 31.2sqm EER: 0.0

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.