

**21 Cassinia Street, O'Connor, ACT 2602**



**Sold House**

Sunday, 8 October 2023

21 Cassinia Street, O'Connor, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 679 m2**

**Type: House**



Chris Churchill

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## Contact agent

Situated in a quiet tree lined loop street in O'Connor, a premium Inner North location, this original separate title 2-bedroom solid brick duplex home presents a fantastic opportunity for a knock down rebuild. A new two storey build three doors down started life exactly the same (also a 2-bedroom duplex) which demonstrates what can be done and what potential this property has. With numerous other new homes in the street (including one right next door) and many other new builds going on in the surrounding streets, your new home won't look out of place. The block is spacious at 679sqm, is flat and easy to build on. Alternatively, the current 2-bedroom home is well presented, provides a separate lounge, dining and spacious kitchen with plenty bench space and could easily be lived in as a first home, downsizer or townhouse alternative (with no body corporate fees) or buy as an investment (estimated rental return around \$680-\$700 per week). There's even a disability ramp at the front for extra convenience. A great location within easy walking distance to local shops, cafes, restaurants, walking trails, primary and secondary schools and the world class ANU and City Centre.

Features:- Duplex residence- 2 bedrooms- Lounge/dining/Kitchen- Large flat block  
Block 62 Section 10 O'Connor  
Block: 679 sqm  
Living space: 98sqm  
Zoned: RZ1  
EER: 1.5  
UCV: \$1,049,000  
Possible Rental income: estimate \$680.00 to \$700.00 per week.  
Rates: \$4,662 PA (approx)  
Land Tax (if applicable): \$8,559 PA (approx)  
Auction: On-site 10.00am, Saturday 28th October 2023  
Settlement terms: 30 days from date of contract  
For more details call Chris Churchill 0417 080 460