

24 Beasley Street, Pearce, ACT 2607



Sold House

Friday, 11 August 2023

24 Beasley Street, Pearce, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 936 m2

Type: House



Lisa Harper

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\$1,040,000

Locality is everything when it comes to finding a property that not only has the potential to add value but also the opportunity to generate an income. With dual occupancy potential, this property already has the 2nd structure ready and waiting for conversion to a 2 bedroom residence under the 120m² government limitation. The self-contained studio is separately metered and comes complete with a full kitchen, large bathroom, and an open plan living and bedroom space, presenting a great opportunity to generate income on the side or use it for your home business or offer it to a beloved family member to keep them close by. The double brick garage and studio have the potential to be converted to a 2 bedroom residence with minimal effort and cost involved. The main residence boasts a light-filled open-plan living and dining space, an updated kitchen, and three large bedrooms all with built-in robes. With truss roof construction, it allows for the opportunity to modify or extend to transform it into your own dream home. We encourage you to come and inspect this property and realise the incredible opportunity for yourself. The perks. Light-filled living and dining space. Spacious kitchen with walk-in pantry, stone bench tops, and ample bench space. Solid pine timber floors throughout. Ducted gas heating & instantaneous gas hot water. Expansive covered pergola to the rear. Oversized double garage with double brick construction and remote roller doors. 3-phase power for electric vehicle rapid charging to the garage and separately metered electricity to the studio. Fully approved studio complete with kitchen, bathroom, air-conditioning, and built-in robes. Long driveway with plenty of space for cars, with side access to the rear where you can store a trailer, boat or caravan. 10,000 litre water tank. 1.8-meter high color bond fence surrounding property for security and discretion. Low-maintenance gardens. Priority enrolment catchment for Marist College, Sacred Heart Primary School, Torrens Primary School, and Melrose High School. Walking distance to local schools Mawson shops, Pearce shops, and Mt Taylor Reserve. A short drive or commute to Woden town center, Westfield, The Canberra Hospital, and the Canberra Institute of Technology. Conveniently located on the bus route for an easy commute throughout Canberra. The numbers. • Build: 1967 • Block: 936m² RZ1 Block • Living: 118.15m² approx. • Studio: 38.18m² approx. • Garage: 53.12m² approx. • Total: 209.45m² approx. • Unimproved value: \$702,000 (2023) • Rates: \$3,731 p/a approx. • Land tax: \$6,596 p/a approx. • Rental estimate House: \$700 - \$750 per week approx. • Rental estimate Flat: \$360 - \$380 per week approx. • EER: 0.5 As released on 25/10/2023 by the Chief Minister, Treasury, and Economic Development Directorate... The new Territory Plan will allow dual occupancy developments on large blocks. Any block over 800 square meters in an RZ1 zone will be able to accommodate a modest second dwelling, up to 120 square meters in size, and be able to unit title that second dwelling (enabling it to be individually sold)