

25 Alberga Street, Kaleen, ACT 2617



House For Sale

Thursday, 4 April 2024

25 Alberga Street, Kaleen, ACT 2617

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 849 m2

Type: House



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Steph Hoss
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AUCTION

Nestled in the heart of Kaleen, this property offers convenience and potential for savvy investors. This property presents an excellent investment opportunity and lends itself for further improvement/ development. The main residence, with its five bedrooms and two bathrooms, provides ample space for potential renovation and restoration. While it currently requires attention, the layout and size of the home offer promise for those with vision. Additionally, a separate flat at the rear of the property provides immediate rental income. Boasting two bedrooms and one bathroom, this flat offers a comfortable living space for tenants. * Main residence with 5 bedrooms and 2 bathrooms.* Separate flat constructed in 2019 with 2 bedrooms and 1 bathroom.* Convenient location in Kaleen.* Potential for renovation and restoration.* Immediate rental income**Investment Potential:** With both the main residence and the flat currently rented out, this property offers immediate cash flow for investors. The potential for renovation and improvement presents an opportunity to increase rental returns and property value over time. Currently receiving \$995 pw.Rates: \$3,473pa (approx.)Land Tax: \$6,044pa (approx. if rented out)UCV: \$619,000 (2023)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.