

25 Bingham Circuit, Kaleen, ACT 2617

LUTON

House For Sale

Thursday, 15 February 2024

25 Bingham Circuit, Kaleen, ACT 2617

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 1035 m2

Type: House



Shane Hughes
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Auction

Introducing a lucrative investment opportunity for astute investors, a remarkable dual occupancy property located in the highly sought-after suburb of Kaleen. This exceptional property boasts not one, but two stunning homes that seamlessly coexist on a generously sized block. The first residence is a 3-bedroom home that offers the perfect blend of comfort and functional design. The living areas provide ample space for relaxation and entertainment, while the bedrooms offer privacy and comfort. This 3-bedroom residence is sure to attract discerning tenants or could easily be a fantastic family home. Adjacent to the main residence stands an equally charming 2-bedroom home. Designed with versatility in mind, this dwelling offers the ideal solution for multigenerational families seeking proximity and independence. With an open plan living area, a well-equipped kitchen, and two bedrooms, this secondary home is a brilliant complement to the larger residence, making it perfect for accommodating extended family, friends, or even generating additional rental income. The outdoor spaces of this dual occupancy property are equally alluring, with beautiful, lush lawns, and private areas suitable for alfresco dining or relaxation. Conveniently positioned within walking distance of the University of Canberra, numerous private and public schools, and nearby parks. Only minutes from the UC Hospital, the AIS precinct, CIT Bruce and the Northside Hospital which is undergoing significant redevelopments. This exceptional dual occupancy property presents a rare chance for investors with an eye for opportunity. With its flexible living arrangements, attractive modern design, and prime location, this is an investment not to be missed. Make sure to include this amazing opportunity on your list of properties to see and seize the chance to acquire this dual occupancy property that caters to investors seeking strong rental yields, large families desiring extra space, or those longing for the perfect blend between privacy and togetherness. Features:-Block size: 1,035m² -Rates: \$3,577 p/a approx.-Land tax (if rented): \$6,265 p/a approx.-Close to Belconnen Town Centre, University of Canberra, AIS, Hospitals and quality schools and colleges House 1 – 3 Bedroom, 1 Bathroom, 1 Garage -Living size: 109m² approx.-Garage size: 30m² approx.-EER: 0.5 stars-Year built: 1976 -Updated kitchen and bathroom -Reverse cycle A/C House 2 – 2 Bedroom, 1 Bathroom, 2 Carport -Living size: 84m² approx.-Carport: 36m² approx.-EER: 2 Stars-Year built: 1988 -Reverse cycle A/C -Gas heater -New security shutters