

25 Vaughan Gardens, Narrabundah, ACT 2604



Sold House

Wednesday, 6 September 2023

25 Vaughan Gardens, Narrabundah, ACT 2604

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



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\$950,000

*Note: The property for sale is the front duplex with street frontage. Please only inspect at advertised open home times with the Agent present. Please also note there is a separate dwelling that is privately owned to the rear. Idyllically positioned on a flat parcel of golden Vaughan Gardens soil in an ultra-popular suburb currently undergoing an ever-increasing gentrification process, this exciting proposition is sure to entice extended families, first homebuyers and investors who see value in the rare and unique home this is. The two-storey light and bright three-bedroom duplex residence, whilst slightly dated, has had some refurbishments and is very livable with scope for the new owner to add their own designer flair! Both bedrooms are spacious and include built-in robes. Connected to the back of the main residence via one wall and cleverly sited/ designed for privacy, is a one-bedroom self-contained flat perfect for extended family members, an ideal teenager's retreat, or a dual-income opportunity. Location, location, location is perhaps the oldest and most overused phrase in real estate however, with this property, it certainly can't be more accurate. - Please note this property is under a unit plan therefore the land showing on listing websites is for both properties.

Breakdown Land area for this property: 476m² House size: 195m² Built: approx 1950 Extension: 1978 Rates: \$1,314.89 p.q Land Tax (only if rented): \$2,453.37 p.q Potential rental return: \$600 - \$680 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.