

29 Wakelin Circuit, Weston, ACT 2611

House For Sale

Sunday, 8 October 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 1594 m2

Type: House



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\$1,399,000

NOT ONE, BUT TWO! A rare and exciting opportunity is waiting for you in coveted Weston, in the form of two residences situated on one generous 1594m² block. Whether you are looking for a large level block for future redevelopment, an investors dream with great rental return, a home to live in plus another to offset your mortgage, or harmonious family living arrangements. You can't let the thought of a duplex fool you, both properties are separate and spare no elements that equal the perfect family home. Centrally located in a quiet loop street, the homes offer a generous frontage and plenty of off street parking. The main home offers a two generous living spaces, well maintained kitchen with gas cooktop, ample storage and bench space plus dishwasher. The second living area flows off the kitchen and out to the entertainers deck. Three bedrooms are on offer, the master incredibly spacious with dual robes and modern ensuite. The main bathroom and separate laundry have been renovated. The second residence has a separate entrance, offering an open plan living and dining area, two generous bedrooms, fully equipped kitchen, bathroom and laundry. Outdoors, the two properties are separately fenced, plus separate access to the rear yard with large 25m x 12m powered shed. Enjoy the peacefulness of this ideal location, walking distance to Cooleman Court, local schools and the nature offerings of Weston Creek, plus a short drive to Woden Plaza or access to the Tuggeranong Parkway, this truly a rare offering.

Features Main residence:-
• Two separate living areas
• Well maintained kitchen with gas cooking, ample storage and bench space plus dishwasher
• Generous master bedroom with dual robes and modern ensuite
• Renovated master bathroom and separate laundry
• Rear entertainers deck surrounded by established greenery
Studio:-
• Separate access
• Open plan living and fully equipped kitchen
• Two bedrooms & separate bathroom
• Fenced outdoor area

Additional features:-
• Level 1594m² block
• Plenty of off-street parking at front
• Separate access to 25m x 12m powered shed

Rental Appraisal: 3bd + 2bath house \$630.00 - \$675.00 per week
2bd + 1bath flat \$420.00 - \$450.00 per week
Combined 5bd + 3bath \$840.00 - \$875.00 per week

Land Size: 1594m² Living Size: 202m² (approx.) Unimproved Value: \$696,000 (2023) Rates: \$4,326.88 p.a (approx.) Land Tax: \$7,860.20 p.a (approx.) if rented Construction: 1976 EER: 0 Stars

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