

3 & 3a Ashley Drive, Wanniassa, ACT 2903



Sold House

Friday, 11 August 2023

3 & 3a Ashley Drive, Wanniassa, ACT 2903

Bedrooms: 5

Bathrooms: 4

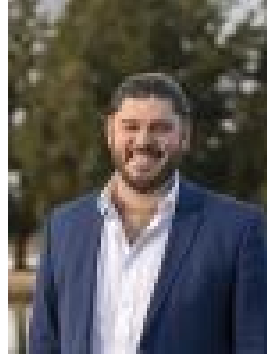
Parkings: 5

Area: 1011 m2

Type: House



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\$1,100,000

3 & 3A Ashley Drive Wanniasa Centrally positioned in the heart of Wanniasa and tucked away on a generous 1011m² RZ2 battle-axe block, this property is comprised of not one but two residences, making it an interesting proposition and not one that presents itself often. Each home is extremely well presented, one with a slightly more contemporary feel, yet both providing very comfortable - and private - living. Unique in its offering, the property lends itself to multi-generational living, or living in one residence while taking advantage of the rental potential in the other. Alternatively, both could be valuable assets to your investment portfolio! Subject to approval the site may also be unit titled to create a dual occupancy. Whatever your plans, there's no denying the appeal here, particularly given the property's location and its convenience to local amenities.

Residence 1 - #3 Ashley Drive: • Original 1980 residence with substantial updates/renovations • L-shaped lounge room • Well-presented kitchen, electric cooking, dishwasher, breakfast bar • Adjacent dining zone opens to the sun-bathed court garden • Three bedrooms, the main providing his -hers built-in wardrobes • Modern bathroom includes both bath and shower, ensuite to the main bedroom • Reverse Cycle in living room and ducted heating throughout • Double carport • Living: 137sqm, Carport 36sqm • Vacant possession • EER 0.5 • Approx rental income: \$600-\$620.00 per week

Residence 2 - 3A Ashley Drive: • Modern 2011 built residence with open plan living • Fresh and spacious tiled living area with reverse cycle a/c • Contemporary kitchen with electric cooking, dishwasher and island bench • Laundry facilities incorporated in the kitchen • Two bedrooms, each adjoining ensuites • Ducted gas heating throughout • Pergola covered alfresco patio, sized for entertaining • Single lock up garage, plus additional off-street parking • Living 96sqm, Garage: 22sqm • Vacant possession • EER 5.0 • Approx rental income: \$540-\$560.00 per week

Property information: • UV: \$524,000 (2022) • Rates: \$2,999pa • Land Tax: \$4,706pa (Investors only) • Block: 1011 sqm • RZ2 Zoning

Close proximity to: • Erindale shopping precinct • Sporting clubs, gyms, nature reserves and playing fields • Health facilities • Woden town centre • Public transport • Wanniasa Hills Primary School • St Anthonys Primary School • Trinity Christian School • St Mary McKillop College • Erindale College

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.