

34 Gungahlin Place, Gungahlin, ACT 2912

VERV

Sold House

Thursday, 12 October 2023

34 Gungahlin Place, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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\$1,021,000

If you're seeking a property with stellar investment potential and a prime location, look no further. This impressive home is zoned CZ5 for mixed-use commercial/residential purposes, offering a primary residence and an additional self-contained unit. The flexibility is yours – reside in one and lease the other or capitalise on both for attractive returns. The main two-story home boasts three bedrooms and two bathrooms. The well-appointed kitchen, located on the lower level, features modern appliances. The bright dining and family room seamlessly connect to the outdoor entertaining area. Above the double garage, a generously-sized one-bedroom unit awaits, complete with its own entrance, balcony, bedroom, living room, kitchen, and bathroom. This property, with its dual units, presents excellent investment potential. You can choose to rent out the self-contained unit long-term or Airbnb the entire property, generating an estimated annual income of around \$75,000. This versatility allows you to adapt to market trends and maximise returns. Don't miss out on the opportunity to explore this property with its investment potential and superb location. It's a must-see for those prioritising both value and prime positioning. Features: - Unique combination of a self-contained unit and a main house.- CZ5 mixed use zoned block- Primary residence with three bedrooms and two bathrooms.- Additional independent one bedroom unit.- Flexible living arrangements - live in one, rent out the other.- Well-appointed kitchen with modern appliances.- Open dining and family room.- Master bedroom with walk-in wardrobe, balcony, and ensuite bathroom.- Two secondary bedrooms both feature built-in robes.- Generously-sized one bedroom unit. - Dual entrances for convenience.- Prime location, 500 meters from Gungahlin Town Centre, shops, and the Light Rail stop. Essentials: Combined Rental Income: \$1150pw Self-Contained Unit only: \$450pw Airbnb Estimate: \$75,000 per annum approx. EER 5.5 Main Residence: Living 135m² Studio Living: 46m² Garage 46m² Rates \$2,233* Land Tax \$3,192*