

38 Paterson Street, Ainslie, ACT 2602



Sold House

Monday, 14 August 2023

38 Paterson Street, Ainslie, ACT 2602

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 697 m2

Type: House



Steve Whitelock
0402082886



Andrew White
0406753362

\$1,660,000

Perfectly positioned in a desirable inner north locale, opposite Corroboree Park green space, #38 Paterson Street offers a beautifully restored cottage featuring a fusion of original character and charm and comforts of modern living. Segregated into two fully self contained properties (main home - 2 bedrooms & 2 bathrooms plus a 1 bedroom, 1 bathroom unit) with a variety of options, the possibilities are endless for all family scenarios and/or investment opportunities. Renovated from top to bottom the home offers an abundance of natural light and spacious open plan living/dining areas and crisp white kitchen. Two good sized bedrooms, master with deluxe ensuite bathroom and the second bedroom serviced by the main bathroom. At the rear of the home is the freshly renovated fully self contained one bedroom unit, perfect for elderly parents and older children or to operate a home business from, rent out or run an Airbnb and supplement the income. In addition to the properties above is a bonus flat at the rear of the property currently under construction. The perfect opportunity to add value and cash in on a further income stream once finished off. Plumbing, electrics and partitioned walls have already been installed, a great project for a savvy investor/buyer to roll up the sleeves, finish off and capitalise on the full potential of this property. Premium location - walk to Braddon and the City, enjoy picnics or a game basketball or tennis in the park, walk to Mt Ainslie Nature Reserve. A fantastic offering to market, avoid the disappointment of missing out and make your move today.* Fully renovated 2 bedroom home with 2 bathrooms* Fully renovated 1 bedroom self-contained unit* Additional building at rear with potential to convert to another unit* 2 separate living areas* Private deck to the side* Walk across to Corroboree Park* Moments to the Ainslie shops, Braddon precinct and CBD* Close to Mt Ainslie walking trails Rates: \$5,368pa (approx.) Land Tax: \$9,382pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra. ??