

40/21 Wiseman Street, Macquarie, ACT 2614

Francis

Apartment For Sale

Friday, 3 May 2024

40/21 Wiseman Street, Macquarie, ACT 2614

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 113 m2

Type: Apartment

\$690,000 Dual purpose opportunity

An affordable opportunity presents itself in a highly visible and prominent location near the ever bustling Jamison centre to own a great piece of real estate which could be a shop, specialist centre, or restaurant. Currently used for residential purposes with a return of over \$41,000 (3 of the 4 rooms are let) with potential of over \$55,000 P.A if fully tenanted, this property offers one of the strongest returns on investment in the Canberra market. Inspections strictly by appointment only. Features • 113m² internal • 3 car parks • Carpeted throughout • High ceilings • Ducted RCAC • Commercial glazed windows • 4 very spacious rooms with lockable doors • Blockout blinds to bedrooms • Kitchenette with: ~Induction cooktop ~Upright fridge / freezer ~1.5 bowl Stainless steel sink ~Samsung front load washer ~Recirculating rangehood • Bathroom with full height tiling • Heatlamp / TASTICS • Large frameless shower Permitted uses include: (i) Shop (ii) Residential use (limited to multi-unit housing) (iii) Restaurant (iv) Non-retail commercial use Outgoings Body Corporate \$1,913.82 / quarter Rates \$1,809.39 / annum (2023) (residential) Land Tax \$2,283.39 / annum (2023) Water & Sewerage \$178.82 / quarter (2023) *Temporary special levy \$2,148.07 Note if used for commercial purpose rates would be \$5,699.39 (2023).