

46 Hannan Crescent, Ainslie, ACT 2602

Duplex/Semi-detached For Sale

Thursday, 18 January 2024

Canberra
Real Estate

46 Hannan Crescent, Ainslie, ACT 2602

Bedrooms: 2

Bathrooms: 1

Area: 97 m2

Type: Duplex/Semi-detached



Lisa Quick
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Tony Trpeski

Auction

Auction Location: On site** Last weekend viewing before auction on 10 Feb! Welcome to 46 Hannan Crescent Ainslie, where urban convenience meets suburban tranquility. This delightful 2-bedroom, 1-bathroom duplex presents a rare opportunity to own a piece of this established and centrally located suburb. Key Features: • 2 generously sized bedrooms with built in robes • Original condition main bathroom • Electric cooking and heating • Double brick construction • Good overall condition with opportunity for renovation • Central location with easy CBD access • Land: 430m² • House size: 97m² • Unimproved value: \$701,000 (2023) • Rates: \$3,772 pa • Land tax (if rented): \$6,684 pa

Property Overview: Nestled on a level 430 square metre block, this duplex offers the perfect canvas for you to create your dream home. The property is in good overall condition, making it move-in ready, while also providing the opportunity for those with a vision to renovate and add their personal touch.

Location, Location, Location: Situated in the heart of Ainslie, this property is ideally located for those seeking a balanced lifestyle. With easy access to the CBD, you can enjoy the benefits of urban living while reveling in the peace and tranquility of an established suburb. Hannan Crescent offers proximity to local schools, the Dickson shopping precinct, and plenty of outdoor recreational spaces, making it an ideal choice for couples, small families and individuals alike.

Whether you are a first-time buyer, a small household, or someone looking for an investment opportunity, this property has something for everyone. Don't miss the chance to make this Ainslie gem your own! Please note that the seller is committed to auction on 10th February.