

6 & 6A Adinda Street, Waramanga, ACT 2611

LUTON

Sold House

Friday, 6 October 2023

6 & 6A Adinda Street, Waramanga, ACT 2611

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 1113 m²

Type: House



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\$1,142,500

Experience More ...Capital Growth | Prime Location | Investment Options Offering ownership in a prime position and in one of Weston Creek's most sought after suburbs is a hidden secret which opens up an incredible amount of opportunity for home owners, investors, developers and opportunists to take on two separate homes on the one enormous block with the option to subdivide in future or later on build your dream home! Situated on a very generous 1113sqm block of Waramanga land with one original home and a newly built home. This offers you a wide range of options to have both rented, live in one and rent out the other, subdivide and re-sell or knock down and rebuilt your forever home. Whatever your decision may be; We welcome you to 6 & 6A Adinda Street in Waramanga. 6 Adinda Street ...3 Bed | 1 Bath | 1 Carport Lovely street presence on arrival in a tree lined street Three bedrooms of accommodation, all with built in robes Two separate living spaces for entertaining Complete kitchen and main bathroom Both heating and cooling options Single brick carport with plenty of off street parking Low maintenance gardens Key Information | Living: 108 sqm Carport: 18 sqm EER: 1 Star Year of build: 1969 (estimate based on drainage plans) Rental estimate: \$600 per week 6A Adinda Street ...3 Bed | 2 Bath | 1 Carport Private driveway through to the entrance of the home A single carport and off street parking options Three bedrooms of accommodation, all with built in robes Grand master bedroom with ensuite and walk in robe Stunning open plan lounge, dining room and kitchen Kitchen with gas cooking, dishwasher, walk in pantry and breakfast bar Main bathroom plus additional powder room Both heating and cooling options A sizeable backyard, great for family entertaining Key Information | Living: 133.71 sqm Carport: 18 sqm EER: 5 Stars Year of build: 2011 Rental estimate: \$700 per week Total estimated rental return for both properties combined: \$ 1,300 per week Total rates for block: \$953.50 per quarter Total land tax for block (if rented): \$1,693.25 per quarter Total land value: \$736,000 (2023) Auction | Wednesday the 25th of October @ 6 pm, On Site The sellers instructions have been made very clear... To be sold before auction or at auction. To register your interest, please call Michael on 0411 748 805 or Robyn on 0428 952 000. This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late!