

68 Phyllis Ashton Circuit, Gungahlin, ACT 2912

LUTON

House For Sale

Thursday, 14 December 2023

68 Phyllis Ashton Circuit, Gungahlin, ACT 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 255 m2

Type: House



Michael Martin
0261763448



Robyn Russell
(02)61763448

\$890,000 +

Auction to be held on site on Wednesday the 21st of February 2024 at 6:00pm unless the property is sold prior to auction. All reasonable pre-auction offers are welcome! Experience More ... Prime Investment | Waterfront Bliss | Endless Possibilities! Unique to the Canberra property market, this incredible three-storey waterfront building boasts breathtaking views from every level and a rare lifestyle opportunity like no other. Occupied over three levels with one expansive ground floor commercial space and a double story three bedroom residence with its own entry, the property has been ingeniously designed to function simultaneously as a home, business, restaurant, office, rental property, or a waterfront Airbnb. Located directly across from the very popular and vibrant Yerrabi Pond, only a short walk away from the thriving Gungahlin CBD and surrounded by other popular and thriving businesses there would be no shortage of interest from any venture. The ground floor commercial opportunity is offered completely open plan with a fitted bathroom (toilet and sink) plus a secure expansive courtyard for more customer seating. With an elegant and beautiful outlook towards the water and ample parking for clients and customers, this will be a prime location for any thriving business, restaurant, cafe or professional office space. Built for multi-purpose use, this space can be turned into residential through the right applications giving you excellent options and a great return on investment. The very spacious double story residence features three large bedrooms all with built in robes. Open plan and modern in design, the home has been fitted with brand new high quality carpets. The walls, ceilings and frames have all been completely repainted with light contemporary colours and brand new LED downlights have been installed throughout for the highest level of luxury waterfront living. The home features a stunning kitchen, two full length balconies facing the water, ducted gas heating and evaporative cooling with brand new vents, two bathrooms, a powder room with a separate toilet, a large double garage with remote access, a garden shed and much more. Key Features | 68 Phyllis Ashton Circuit ... Ground Floor Commercial Space Ample off street parking for staff, customers and clients Immediately across the road from Yerrabi Pond with views from the entrance Completely open plan with an inviting presence Completely air conditioned for the comfort of the occupants A fitted bathroom with toilet and sink An expansive courtyard for additional customer seating, outside workspace or staff relaxation Can be turned into residential through an application process 68A Phyllis Ashton Circuit ... Three Bedroom residence 3 Bed | 2.5 Bath | 2 Garage Breathtaking views towards Yerrabi Pond from both levels Two expansive balconies with clear water views Entirely re-painted and brand new high quality carpets throughout Brand new LED lights installed for your energy savings An enormous open living room offering exceptional family entertaining An open plan kitchen with dishwasher, gas cooking, an island bench and ample cupboard space Three bedrooms of accommodation, all with built in robes A king sized master suite with a spacious ensuite and balcony The main bathroom, a family sized laundry and an additional powder room Ducted gas heating and evaporative cooling for the comfort of the whole family An enormous double garage with remote access Key Information | Ground Floor Commercial Space: 72 sqm Apartment Living: 133.94 sqm Garage: 42.4 sqm Block: 255 sqm Rates (Residential & Commercial Combined): \$5,108.88 per quarter Rental Return Estimate Residential: \$ 620 - 650 per week Rental Return Estimate Commercial: \$32,000 per annum EER: 5 Stars Year of Build: 2008 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!