

81 Summerland Circuit, Kambah, ACT 2902

House For Sale

Thursday, 13 June 2024

81 Summerland Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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By Negotiation

Discover the unparalleled potential of 81 Summerland Circuit, Kambah – an outstanding property that combines immediate rental returns with exciting development possibilities. Ideal for builders and individual investors, this opportunity is set to maximise your investment! Can be sold;- As is- With a lease variation- With DA-approved plans- With the current property knockdown- Or ALL the above with one purchase! Property Highlights: Instant Income: Move right in or tenant immediately! This liveable property can be rented out for \$600 to \$650 per week, providing a solid income stream from day one. Approved for Growth: With DA-approved plans for constructing a duplex, each featuring 4 generous bedrooms, you can take advantage of the booming demand for quality housing. Imagine the profits from developing two contemporary homes in this prime location! Position: Nestled in the heart of Kambah, you're minutes away from top-rated schools, lush parks, bustling shopping centres, and convenient public transport. The location alone makes this property a coveted choice for future residents. Why Invest Here? Versatility at Its Best: Whether you're looking to develop the duplex or keep the existing property as a lucrative rental, this investment offers the flexibility to match your goals. Competitive Tendering: This property is open to tender, giving you the chance to secure a prime piece of real estate at a competitive price. Seize this rare opportunity to invest wisely. Future-Proof Investment: With its strategic location and approved development plans, 81 Summerland Circuit promises substantial returns both now and in the future. Property Appreciation: The ongoing development and popularity of Kambah ensure a steady increase in property values. Act fast to take advantage of this unique investment opportunity. For more information or to arrange a private viewing, contact us today. Let's explore how 81 Summerland Circuit can be the cornerstone of your successful real estate portfolio. For the Duplexes:- Spacious open-plan living areas with ample natural light.- Ground-floor and first-floor layouts are optimized for family living.- Alfresco areas designed for outdoor dining and entertainment.- Courtyard spaces offering privacy and relaxation.- Well-appointed kitchens with modern appliances and ample storage.- Includes essential amenities like a dishwasher and oven.- Each duplex unit features 4 generous bedrooms.- Master bedrooms include ensuite bathrooms and built-in robes.- Modern and well-designed bathrooms, including ensuite in master bedrooms.- Additional family bathrooms on each floor.- Each unit includes a garage.- Additional driveway parking is available.- Contemporary design with high-quality finishes.- Timber flooring and high ceilings to enhance space and light.- Equipped with reverse cycle air conditioning for year-round comfort.- Ideal for families looking for a spacious home.- Attractive to investors seeking rental income and future development potential.- Perfect for builders and developers aiming to maximise their investment.- Situated in the sought-after suburb of Kambah.- Close proximity to schools, parks, shopping centres, and public transport. Particulars (all approx.): - Block Size: 764m²- EER: 1.0