

82 Phyllis Ashton Circuit, Gungahlin, ACT 2912

House For Sale

Tuesday, 6 February 2024



82 Phyllis Ashton Circuit, Gungahlin, ACT 2912

Bedrooms: 6

Bathrooms: 5

Parkings: 2

Area: 240 m2

Type: House



Shaun Iqbal
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By Negotiation

This amazing property is unique in every way. Here are the details to consider: 82A Phyllis Ashton Circuit Ground Floor Commercial Space = 96.34 sqm Can be rented as Residential for \$475 per week or Commercial for \$700 per week. 82B Phyllis Ashton Circuit - Level 1 & 2 - Residential Dwelling = 252 sqm Can be rented for \$700 to \$725 per week Combined Rates Currently (Residential): \$608.50 per quarter Combined Land Tax (Residential): \$926.25 per quarter This is an exceptional opportunity to buy this three storey waterfront property with magnificent views from every level to enjoy quality lifestyle on daily basis and grow your wealth over time. Located directly across from the brilliant Yerrabi Pond, only a short walk away from the booming Gungahlin town centre and surrounded by other popular and thriving businesses. Both dwellings have their own separate entrances and services. This property was cleverly designed by the owners and the architect to function simultaneously as a home, business, restaurant, office, rental property. You can also run and manage an Airbnb at waterfront, the opportunities are endless to work within your vision after purchase of this amazing property. The ground floor space is offered completely open plan with a kitchen, two rooms and two bathrooms plus a part of front courtyard for seating. This property has a beautiful outlook towards the water and ample parking for customers at the front. It is a prime location for many businesses including a cafe or professional office. The upper two-levels feature a double story residence with four good size bedrooms all with built-in robes. On level one you can enjoy open plan living and dining area leading to a good size balcony to enjoy water views on daily basis. The extra-large modern kitchen with quality appliance overlooks the living area and water views. The entire property was recently painted throughout and features two balconies facing the pond, heating and cooling systems, multiple modern bathrooms, extra-large double garage with storage area and remote-controlled door, good size courtyard spaces and much more. Opportunity is here now to inspect this wonderful property before you miss out. Call us now before it's too late. Property Features Include: Across from Yerrabi Pond with amazing views Freshly painted throughout Plenty of street parking at front Modern outlook with open plan layout Air conditioning systems Two good size balconies with views towards the pond Large living & dining area for get-togethers Modern kitchens with quality appliances Plenty of bench & cupboard space Good size bedrooms with built-in robes Main bedroom feature walk-in robe, an ensuite & balcony 52 sqm Extra-large double garage with storage area Easy care courtyards - nothing to mow at all This is genuinely an amazing property with a unique opportunity to build wealth over time. Call us now to view before it's too late.