

8A Dawbin Place, Richardson, ACT, 2905

Sold House

Monday, 24 July 2023



8A Dawbin Place, Richardson, ACT, 2905

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Type: House



Frank Walmsley

8 and 8A Dawbin Place, Richardson ACT 2905

Sold separately \$700,000 for 8A and \$665,000 for 8. Combined \$1,350,000.

This is a tale of two homes and one really big opportunity for an investor or an owner occupier looking for an additional income stream.

Dawbin Place is a quiet cul-de-sac location in well-established Richardson in the Tuggeranong Valley. Sitting in prime position on two titles and backing onto a green belt are two three-bedroom homes that share nearly 950 square metres, but have their own personalities.

They are being auctioned together - not individually - together - and that's where the big opportunity lays.

No. 8A: The rear title is home to a dwelling with a distinct resort feel to it. Entry leads into a generous, L-shaped living, dining and kitchen area that's feels even more spacious, thanks to big white tiles throughout.

The living area is highlighted by a custom-designed entertainment unit with plenty of storage that lends itself to a theatre-like viewing experience.

Storage is a big theme in this home and nowhere is this more evident than in the spacious kitchen where cupboards have been ingeniously integrated into just about every nook and cranny. There's still plenty of space for two to be working around one another and there's no shortage of features including Caesar stone benchtop, an extended glass splashback and brand name appliances.

A hallway off the living area offers further storage space while each of two minor bedrooms can easily absorb a queen-sized bed and have built-ins with functional storage systems.

The main bedroom leads into a walk-through robe that adjoins a contemporary ensuite.

The covered entertaining area is accessed off the living room, surrounded by low maintenance grounds. Other features include a water tank and solar panels.

There's also a double garage complete with fixed storage racks while the driveway offers further parking options for a trailer or other vehicles.

No. 8: The front home is all about outdoor living with an expansive covered outdoor area with barbecue and bar area.

Inside, the home has been freshly painted and highlighted by a new Spotted Gum hybrid timber flooring system. It has a similar L shaped living, dining, kitchen area - and no expense has been spared on the bespoke kitchen in cream tones.

This is a quality kitchen, enhanced by the two-pack gloss finish that immediately elevates it beyond the ordinary.

The cabinetry is contrasted by dramatic black benchtops. A passageway off the kitchen/dining area offers a bank of cupboards, again fitted out with functional storage systems that deliver plenty of space and ventilation.

There are three bedrooms, all with built-ins, also freshly painted with new carpets. The bathroom will not disappoint with its contemporary styling.

There is one car accommodation, again with further storage capacity. The front garden has been landscaped, but the soil has been prepared to enable a new owner to redesign it to their taste.

Convenience: These homes are close to everything in terms of local shops, schools, transport and the Tuggeranong town centre.

The opportunity: It's a rare chance to buy two neighbouring, quality homes on two titles. It's the perfect option for the extended family, mum and dad investors, or a home owner occupier looking for an easily managed income stream.

Property details:

8a Dawbin Place Richardson - Unit 2

- 3 bedrooms
- 2 baths including ensuite
- Built-ins and walk-through to master
- Generous living/dining/kitchen
- Quality appliances
- Caesar stone benchtops
- Extensive storage
- Covered outdoor area
- Ducted reverse cycle air-conditioning
- Water tank
- Rooftop 5kw solar panel system
- Double garage
- Further driveway parking

Rental estimate: \$675 per week

- Rates: \$1,431.07 per annum per annum 1 July 2022 to 30 June 2023
- Strata fees and charges applicable for common property: \$676.63 per annum
- Unit entitlement 51%
- Residence SQM: 106.32
- Land: 438.09 SQM (approx.)
- Land Tax: \$2186.75 (as provided by owner)
- EER: 3.5

8 Dawbin Place Richardson - Unit 1

- 3 bedrooms
- 1 Bath
- Generous living/dining/kitchen
- Custom kitchen design
- Two pack finish
- Quality appliances
- Caesar stone benchtop
- 3xSplit system air-conditioners (Living, Bedroom 1 & 3)
- Extensive storage
- 3x3 Mtr garden shed
- Covered outdoor area
- Generous bar area and barbecue

Single carport and storage
Landscaped, low maintenance gardens

Rental estimate:\$650 per week

Rates: \$1,374.94 per annum 1 July 2022 to 30 June 2023

Strata fees and charges for common property: \$676.63 per annum

Unit entitlement: 49%

Residence SQM: 107.54

Land: 420.91 (approx.)

Land Tax: \$2101 (as provided by owner)

EER: 1.5

Common area =80.00m2 (approx.)

Both:Close to shops, schools, transport

Price guides and provisional reserves will be provided at 7-10 campaigns after speaking to buyers.

If you have any questions about this auction, please get in touch with exclusive agent Frank Walmsley on mobile 0400 446 605