

9 Adinda Street, Waramanga, ACT 2611

LUTON

House For Sale

Wednesday, 12 June 2024

9 Adinda Street, Waramanga, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 733 m2

Type: House



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Auction in rooms

Seldom seen combination of versatility, flexibility and practicality providing a wide array of potential uses for either the live in owner seeking an extra income, the astute investor desiring a dual income or an extended family needing split accommodation for parents or students. Set on one level with an overall living area of 171 sqm (approx) divided into two separate self contained residences presented in first class condition throughout. Both have private outdoor yard spaces, individual car accommodation, separate electricity meters and shared laundry access. Privately nestled in a peaceful loop-street on a gently contoured 733 sqm land parcel with the attractive bonus of RZ2 Core Area zoning providing added potential for future development. Ultra-convenient central location with numerous amenities such as the Mount Stromlo Forest Park and Aquatic Leisure Centre, local schools, Waramanga shops, parkland and Cooleman Court Shopping Centre just a few minutes stroll away.

RESIDENCE 1:- * Generous front and rear courtyard garden spaces* Separate entrance foyer* Two bedrooms* Large north facing living area with fireplace * Split-system reverse-cycle air-conditioner* Updated kitchen with upright electric stove/oven and range hood* Additional dining/family area adjoining kitchen* Renovated bathroom with separate WC* Shared access to large laundry room* Individual electricity meter* New Window treatments* New Sanden heat-pump hot water service* Single carport car accommodation* Shared access to large laundry room* Individual electricity meter* Rental potential - \$470 to \$500 per week

RESIDENCE 2:- * Large private rear garden space* Separate side entrance* One bedroom with built-in wardrobe ensuite bathroom* Adjoining sitting room with access to pergola sheltered rear verandah* Updated kitchen with upright electric stove/oven and range hood* Additional dining room with feature Cedar wall panelling* Split-system reverse-cycle air-conditioner* Detached single metal garage * Shared access to large laundry room* Individual electricity meter and hot water service* Rental potential - \$420 to \$ 450 per week