

46 Bindel Street, Aranda, ACT, 2614

Duplex For Sale

Friday, 2 August 2024

total
property
management

46 Bindel Street, Aranda, ACT, 2614

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Type: Duplex

RZ2 zoned for Development, Investment or Flexible Family Living

Nestled in the sought-after suburb of Aranda, this solid brick duplex on an RZ2 zoned 780m2 block offers two three-bedrooms units, providing an opportunity for a flexible family living arrangement or an investment with future development prospects.

Stepping inside the ground level you will find each unit with a light filled lounge space, creating a warm and inviting atmosphere. Gas heating in this room ensures you stay cozy during the cooler months.

Overlooking the backyard, the eat in kitchen includes overhead and under bench storage, as well as an upright electric cooker. There is a separate laundry with backyard access and powder room rounding out the lower level.

Upstairs are the three spacious bedrooms, all featuring built-in robes that provide ample storage space for all your needs. The master bedroom offers a private balcony where you can enjoy a breath of fresh air and quiet moments. The bathroom includes a separate bath and shower.

Each unit also offers off-street parking with a single carport.

Thanks to the double storey dwelling, the shared backyard provides plenty of space for outdoor activities and entertaining, making it a lovely extension of your living area.

This duplex is ideally located in under 10 minutes walk to St Vincents Primary, Aranda Primary School and Jamison Shopping Centre, and just a short drive to the University of Canberra, Belconnen Mall and Lake Ginninderra.

Perfect for families needing flexible living options, investors looking for a property with strong rental return, or developers looking for an RZ2 zoned block for future development.

Don't miss the opportunity to make this yours, contact us today to schedule a viewing!

Both units are presently tenanted per the below:

Unit 1: \$512 p/week, periodic lease

Unit 2: \$512 p/week, periodic lease, tenants vacating 29/07/2024

Features include:

Large sunny lounge room with gas heating

Eat in kitchen with electric cooking

Powder room downstairs

Master Bedroom with built in robes + balcony

Second and third bedrooms both with built in robes

Unit 1 - Upstairs carpet replaced approx 12 months ago

Unit 2 - All carpet replaced approx. 12 months ago

Main bathroom with bath and shower - separate toilet

Internal Laundry with backyard access

Shared backyard (not secure - sides are not enclosed)

Carport with one car space each side

Short walk to Schools and Jamison Shopping Centre and only short drive to the University of Canberra, Belconnen Mall, Lake Ginninderra

EER: 0

Rates: \$1,094.00 p/quarter approx.

Land Tax: \$1,979.92 p/quarter approx. (only applicable if leased)

Water Rates: \$187 supply + usage (previous two quarters \$876 and \$894)

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