

# 124 Badimara Street, Waramanga, ACT 2611

## Duplex/Semi-detached For Sale

Saturday, 29 June 2024



124 Badimara Street, Waramanga, ACT 2611

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 101 m2

Type:

Duplex/Semi-detached



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## Auction

An outstanding opportunity to secure two properties on one block. Ideal for the investor with two income streams, the extended family or live in one and rent the other. The front home has been stylishly renovated, both externally and internally. Offering a sun-filled and updated kitchen that flows to a generous living, meals and family room.

Accommodation includes three generous bedrooms, main with built in robe. Other features include a renovated bathroom and secure enclosed rear garden. The rear property is an east facing, newly built secondary residence. Boasting a contemporary open plan kitchen which connects superbly to the spacious sun-drenched lounge and dining areas. The two segregated bedrooms have built in robes, the main with hidden ensuite. Other features include a large main bathroom, lock up garage, hybrid flooring and merbau decking. The two properties will be sold as one title and make an outstanding investment / live in opportunity. Key points overall:- Two properties on one title- The rear property is a near new, built by "the pod" company- The front property has been restyled and renovated- Ideal for investors or extended families- Flat block of 968m<sup>2</sup> (approx)- 3 phase power - Separately metered - NBN ready - Colorbond fences - Shared driveway (off the street) FRONT HOME: Brick veneer home with concrete roof tiles 3 bed / 1 bath / 1 garage Residence: 101m<sup>2</sup> (approx) Garage: 20m<sup>2</sup> Brand new split system in living REAR HOME: Brand new build secondary residence 2023 2 bed / 2 bath / 1 garage Rented until 17th Jan 2026 @ \$680 per week Residence: 90m<sup>2</sup> (approx) Deck: 11m<sup>2</sup> (approx) Garage: 24m<sup>2</sup> (approx) All new appliances (AEG cooktop, dishwasher, oven) Dryer Water tank Large layout, living in middle, bedrooms opposite each other One bedroom has hidden large ensuite behind wardrobe doors 5kw split system air conditioning unit in living room Underfloor heating with controller in bathroom Hybrid flooring Merbau decking, fascia cladding & stairs New 7m garage EER (Residence 1): 1.0 EER (Residence 2): 4.0 Rates: \$3,282 pa (approx) Land Tax: \$5,635 pa (approx) Land Size: 968m<sup>2</sup> Land Value: \$611,000 (2023)