

24 Duigan Street, Scullin, ACT 2614

Duplex/Semi-detached For Sale

Wednesday, 3 July 2024

**total
property**
management

24 Duigan Street, Scullin, ACT 2614

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Duplex/Semi-detached



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Offers Over \$900,000

Discover this charming brick duplex, perfectly situated in the sought-after suburb of Scullin. Offering two units, this property presents an excellent investment opportunity or ideal dual-living arrangement. Both units enjoy the convenience of separate entrances, covered carport and a shared rear garden offering a peaceful retreat. With close proximity to Belconnen shops, local schools, and public transport, this duplex is a must-see for investors and homebuyers alike. Both units are currently tenanted on fixed term leases until February 2025.

Unit A: Two double bedrooms with built-in robes
Generous open-plan living and dining area
Functional kitchen electric cooking
Bathroom with separate shower + bathtub
Large separate laundry
Dedicated car parking space
Shared yard
Currently tenanted
Lease details: \$400 p/week, fixed term until 24/02/2025

Unit B: Comfortable one-bedroom with built-in robe
Open living area
Updated kitchen with electric cooking
Bathroom with shower + laundry area
Dedicated car parking space
Shared yard
Currently tenanted
Lease Details: \$360 p/week, fixed term until 28/02/2025

Don't miss out on this fantastic opportunity in Scullin! Contact us today to arrange a viewing.

EER: 3
Rates: \$715.00 p/quarter approx..
Land Tax: \$1,170.13 p/quarter approx. (only applicable if leased)
Water Rates: \$187 supply + usage
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