

2 Caladenia St, O'connor, ACT, 2602

BOLTON & CO

House For Sale

Friday, 19 July 2024

2 Caladenia St, O'connor, ACT, 2602

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



John De La Torre
0262148500

An absolute gem in O'Connor

This sensational O'Connor property is positioned in close proximity to the Lyneham shops. In a tightly held tree lined pocket of O'Connor this property will present it's new owner with endless opportunities, lending itself to a tasteful renovation, extension or complete redevelopment.

This three bedroom home, is situated on a tree lined street, with dual street frontage. The house is perfectly situated on the block to allow for easy extension, subject to planning approval.

The loungeroom features a gas heater and the house includes a separate dining room. With three bedrooms and separate laundry and toilet this house is very liveable as is whilst you plan its future.

Alternatively, the house is capable of being rented whilst renovation / extension plans are finalised and could be expected to generate \$650 - \$700 per week in rent.

Features:

- * Separate title free standing house. 650m from the Lyneham shops
- * Charming tree-lined Street
- * Dual street frontage
- * Large backyard with the house situated to facilitate extension

EER: 2

Rates: approx. \$ 4,976 per annum

Land Tax: approx. \$ 9,168 per annum

Auction on site 2pm Saturday August 24th 2024

Inspection by appointment unless otherwise advertised