

22 Eugene Vincent Street, Bonner, ACT, 2914



House For Sale

Friday, 1 November 2024

22 Eugene Vincent Street, Bonner, ACT, 2914

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Amy Taylor

DUAL-INCOME INVESTMENT: HOUSE + STUDIO

Unlock dual-income potential with this exceptional property at 22 Eugene Vincent St, Bonner. Featuring both a spacious main house and a separate studio, this investment offers two revenue streams from one address – perfect for investors seeking strong returns in a high-demand area.

Features of the Home:

- Well-appointed 3-bedroom house plus additional fully self-contained Studio, offers a range of possibilities for the savvy investor
- Functional kitchen with gas cooktop, electric oven, dishwasher & ample pantry storage
- Adjacent open plan living & dining area with tiled floors
- 3 bedrooms upstairs fitted with built-in robes, carpet & blinds
- Master bedroom with its own ensuite, plus a main bathroom featuring a full bath for added convenience
- Conveniently located laundry area making chores a breeze
- Enclosed under stair storage area
- Double garage with remote entry access
- Easy care enclosed courtyard
- Main Residence: 148m², Garage: 40m²
- Studio: 55m²
- Block size: 295m² approx.
- Year built: 2011
- EER: 5.5 Stars
- Rates: \$2,326 pa approx.
- Land Tax: \$3,596 pa approx.
- Rental Information: \$1,061.51 pw combined. Main Residence: \$640 pw on a fixed term lease to July 2025. Studio: \$421.51 pw on a periodic lease

Studio Features:

- Self-contained studio unit with separate access
- Fully equipped kitchen, bathroom & washing machine void
- RCAC & instant gas hot water
- Tenant in place on periodic lease

Agent interest in the property.

Contact Amy to arrange a time to inspect.

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