

28 Cudgewa Ln, Harrison, ACT, 2914

ARCHER

House For Sale

Saturday, 2 November 2024

28 Cudgewa Ln, Harrison, ACT, 2914

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Alex Wang

Separate Title Home with Self-Contained Studio, Living in or Earn around \$1,170/Week Rental Income

This inviting family home blends comfort with supreme convenience, located just moments from essential services including Franklin Woolworths, Franklin and Harrison Schools, childcare centres, and medical facilities. With the light rail station nearby and Gungahlin Town Centre a short drive away, this home promises a life of ease and access.

Designed for both living and/or investment purposes, this flexible modern residence combines the warmth of family living with potential rental income. The home extends over two floors, featuring a contemporary, easy-to-maintain layout. The ground floor introduces a charming courtyard ideal for relaxation and outdoor gatherings, with minimal maintenance required. The home enjoys additional windows that bathe the living and dining spaces in natural light, enhancing the welcoming ambiance. The spacious kitchen is equipped with a U-shaped benchtop and extensive walk-in pantry storage. A convenient powder room on this level and direct backyard access through the laundry room to a pergola enhance the functionality of the home.

Upstairs, the expansive master bedroom includes an ensuite and private balcony, offering serene views and a peaceful retreat. Three additional bedrooms, each with built-in wardrobes, and a main bathroom cater to the needs of a growing family.

Above the garage, a self-contained studio with its own living area, bedroom, kitchen, and bathroom boasts a separate entrance and parking. This flexible space is perfect as an additional family room, fifth bedroom, home office, guest suite, or rental unit generating significant income.

Currently with a \$740/week monthly lease agreement for the 4 bedroom townhouse, and \$430/week rent for the Studio till Apr 25th 2025, this property is a rare opportunity for a desirable total rental return of \$1,170/week.

Seize this rare opportunity to own a versatile home, ideal for large families to live together. The self-contained studio offers a perfect space for guests or kids, or can be rented out to generate extra income and help cover your mortgage. Or simply continue renting out this property for an impressive \$1,170 per week income.

Contact us for more information and confirm your appointment today!

Main residence Features:

- Convenient location
- Open planned living area with lot of natural lights
- Ducted R/C Air-condition
- Spacious kitchen with stainless-steel appliance
- U-shape Stone benchtop and walk-in pantry
- Expansive master with private balcony enjoying beautiful view
- Powder room with toilet on the ground level
- Laundry room on ground level
- Spacious backyard with pergola
- Under-stair storage
- Double garage
- Separate title with no Strata Fee
- Current rented for 740/week, monthly agreement

Studio Features:

- Private Entrance
- 5th bedroom/guest bedroom with own bathroom
- Open planned living area

- Built-in robe in bedroom
- R/C Air-condition
- Currently rented for \$430/week till Apr 2025

Particulars (all approx.)

Year Built: 2007

Living Size: 156 m2 + Garage: 46m2 + Studio: 40 m2 = 242 m2 total.

Block size: 366 m2

Rates: \$682/quarter

Current Rent: \$740/week + \$430/week = \$1,170/week

EER: 3.5

DISCLAIMER

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