

45 Mayo St, Weetangera, ACT 2614

Sold - 9/06/2020

House 4 3



Two for the price of one!

Inspections will be conducted by private appointment. The next private inspection can be booked between 1:00pm - 1:30pm on Tuesday 31st March. You must contact the agent to be allocated a specific time slot to inspect.

Open for Inspection

By Appointment.

Now this is value! At the end of a quiet cul de sac in sought-after Weetangera, this property consists of two homes on one huge block and is loaded with potential for investors, developers and savvy buyers.

Astute buyers will recognise the opportunity for this property to pay for itself over time. With two existing tenants, you can take your time planning your dream home while you rent out each home separately or live in one and rent out the other. Either way, there are returns from day one on offer here.

Close to schools, local shops and arterial roads, this block is a massive 1,303m² and zoned RZ1. One home has three bedrooms, two bathrooms and a single garage while the second home has one bedroom, one bathroom and a single garage.

It's easy to see why Weetangera is so sought-after. Tree-lined streets, beautiful homes and a premium central location puts all of Canberra within easy reach. Belconnen Town Centre, Fresh Food Markets, University of Canberra, and Canberra City are all within a 15 minute drive, and it's mere moments to great outdoor spaces like the Arboretum, Molongolo Valley and Lake Ginninderra.

All that Weetangera has to offer means that the average house price stays well above the ACT average, making this property a strong option for buyers. With careful planning and approval, the full potential of this property can be leveraged by way of renovation or redevelopment.

This property is outstanding value! The potential to add value here is enormous so contact Stephen Bunday or Andrew Browne, to register your interest before it's too late!

At a glance...

- Two dwellings on one title
- 1 x 3 bedroom, 2 bath, 2 carports i.e. 1/2 tenant pays \$310/wk
- 1 x 1 bedroom, 1 bath, 1 carport i.e. 1/2 tenant pays \$240/wk

Listed By

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Andrew Browne



Floorplan

Floor Plan



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