

**179 Atherton Street, Downer, ACT, 2602**

**House For Sale**

Friday, 15 November 2024

179 Atherton Street, Downer, ACT, 2602

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## **2 properties. Lots of options. A great investment. Renting for \$1,210/week = \$62,920/year**

It's rare to find two properties on a block that are both fully approved, and separately metered, but the wonderful 179 Atherton Street, offers you just that. The versatility of having 2 properties that can be used independently or together for a larger/blended family allows you to adapt your lifestyle easily and quickly when you need to. It also allows different rental options making it an excellent investment opportunity with great cash flow.

Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it.

To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

What buyers will love most

2 x fully approved properties, totalling 165m<sup>2</sup> living

Separate water and electricity metres

Offering many different lifestyle opportunities

Continue to rent them both for \$1,210/week that's \$62,920/year for additional income

Live in one, rent out the other

Live in one and have your family live in the other

Use the studio as a home office, business, multipurpose space

Land bank it and use the extra income to fund/design a knock down rebuild and create the house of your dreams

179A Atherton St the front house

3 bedrooms

1 bathroom

1 open plan living area

Kitchen and laundry

Front and rear yard access, plus large storage room to the right

Currently rented for \$690/week till 08/01/2025

Ducted reverse cycle heating and cooling

92m<sup>2</sup> living

179B Atherton St- the rear studio

2 bedrooms

1 bathroom

1 open plan living area

Kitchen and laundry

Separate rear yard and pergola

3 x air conditioners

Currently rented for \$520/week on a 29/06/25

Single carport

73m<sup>2</sup> living

The Location

Flat block, with Colourbond fences to the left and right sides

Family friendly area with great schooling options

Close to Ainslie School, Lyneham Primary School, Majura Primary School, Lyneham High School, Dickson College and Daramalan

Short walk to the Gang Gang cafe, Watson shops, ovals and the light rail station

To Help Buyers:

We can refer a solicitor who can review the contract, for FREE.

The same solicitor can provide a free Section 17 if you wish to submit an unconditional offer.

Help negotiating amendments to the contract such as settlement dates or exchange deposits.

Free valuations to help you establish your current equity in any other properties you.

The Numbers (approx.)

Block Size: 694m<sup>2</sup>

Land Value: \$831,000

Age: 61 years (Built 1963)

General Rates: \$4,511 p.a

Water & sewerage rates: \$670 p.a.

Land Tax (investors only): \$9,176 p.a

EER. 1.5 stars with a potential of 6 stars