

**8 Boobialla Street, O'connor, ACT, 2602**



**House For Sale**

Thursday, 31 October 2024

8 Boobialla Street, O'connor, ACT, 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Dual rental income in O'Connor Heights

Herein lies a golden opportunity to secure a fantastic 784sqm block in popular Boobialla Street, in prestigious O'Connor Heights. The length of the block is oriented to the north and the driveway is on the southern side of the block. A perfect knock down re-build position in a high growth location.

The current house is a more or less original monocrete home with some upgrades carried out over the years. It is currently rented for \$685/week and will be vacated 19th November this year.

At the bottom section of the block there is a charming one bedroom fully self contained granny flat, currently rented for \$470/week and is in a fixed term lease to 15th September 2025.

This property offers the astute purchaser several options.

- rent both out and enjoy excellent rent of \$1155/week
- live in the house and enjoy rent from flat of \$470/week
- collect rent whilst you get your plans approved

For Sale by private treaty.

Motivated vendor.