



Sold



Gordon

When opportunity knocks twice

OPEN FOR INSPECTION SATURDAY 20TH SEPTEMBER, PLEASE CONTACT JANE ON 0408 662 119 OR EMMA ON 0422 415 008 FOR ADDRESS & INFORMATION

A rare opportunity awaits in Gordon in the form of 2x two-bedroom residences on the one title, sitting on a spacious 881m2 block. Whether you are looking for an investment with great rental returns via two tenancies, a home to live in plus another to offset your mortgage, or harmonious extended family living arrangements, with its combination of practicality, versatility and potential, this duplex is a truly valuable find.

There is segregation to the front doors, with each home offering a front porch and separate entryway. Both homes share the same well-designed floorplan, mirrored in reverse, and feature:

- Spacious open-plan living and dining areas enhanced by high raked ceilings, creating a sense of light and space
- Kitchen with ample bench and storage space, electric cooking and large pantry
- Two well-proportioned bedrooms, each with built in robes
- Central bathroom with bath, shower, and separate WC for convenience
- Reverse-cycle air conditioning in the living area

4 🏠 2 🚿 2 🚗

FOR SALE
\$849,000 +

AGENTS

Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
0422415008
emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston
(02) 6288 8888

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- Spacious separate laundry with outdoor access
- Secure single-car garage for each property

Unit 1 is currently vacant, with the rental potential of \$480 - \$520 per week.

Unit 2 is currently rented on a periodic basis at \$380 per week. This property also features a grassed backyard.

For investors, whether you're ready to grow your portfolio or purchase your first investment, these properties deliver:

- High rental demand and consistently low vacancy rates
- Attractive yields to maximise returns
- Prime locations near schools, shops, and transport
- Strong potential for capital growth

Perfectly positioned close to quality local schools, moments from Lanyon Shopping Centre plus nature offerings of Point Hut Pond and walking trails, this unique dual dwelling opportunity benefits from a convenient and popular location.

Land size: 881m2 (approx.)

Unimproved Value: \$470,000 (2025)

Rates: \$3,187.26 p.a (approx.)

Land Tax: \$5,721 p.a (approx.)

Living size: 86m2 living + 21m2 garage per dwelling (approx.)

Construction: 1994

EER: 1.5 stars

MORE DETAILS

Property ID	JEMH5W
Property Type	House
House Size	241 m2
Land Area	882 m2
EER	1.5

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

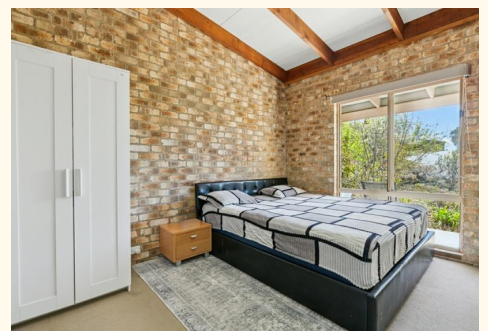
Emma Irwin 0422415008

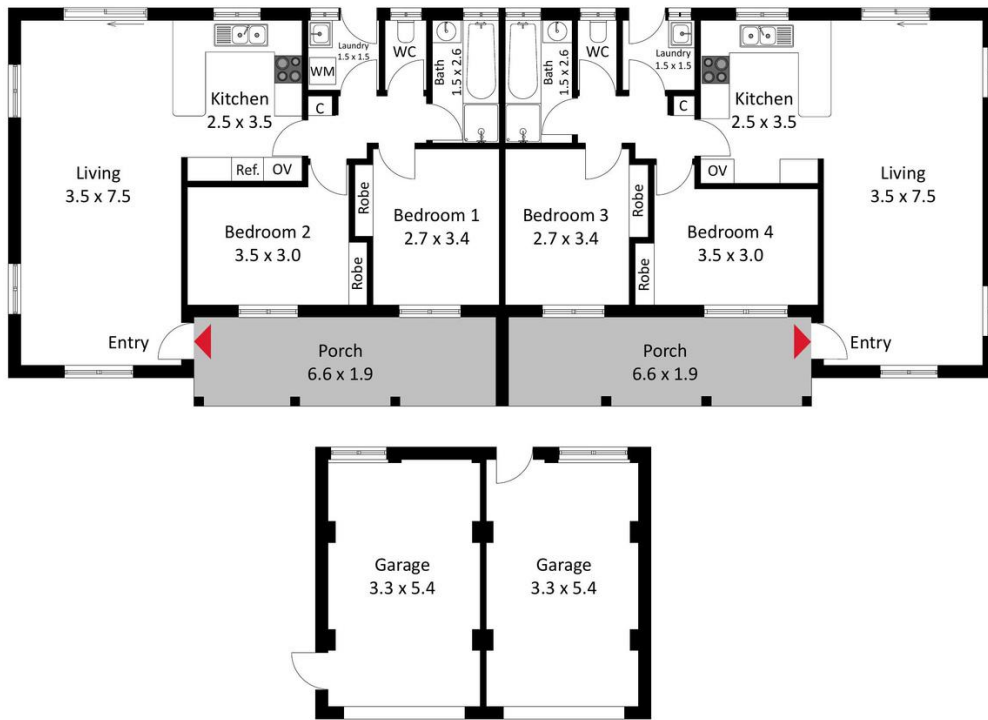
Sales Consultant to Jane Macken |
emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.