



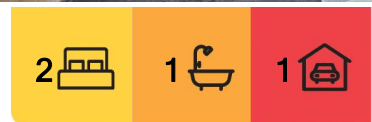
Macquarie, 2/31 Biraban Place

Get into Macquarie or Secure a Great Investment Opportunity!

Ideal for entry level buying in the highly sought-after Macquarie ACT.

Located within inner Belconnen the position offers a lifestyle with tree-lined streets and nearby parks. The nearby Jamison Centre provides a variety of dining options, essential services and two major supermarkets. Belconnen Town Centre and the recently refurbished Belconnen Markets are close by, along with convenient access to the City and Woden via Parkes Way. Public transport options are on your door step with a bus stop just a short walk from the property providing transport directly to City and Woden.

Whether you're a first homebuyer, investor, looking for office space, or for a flexible living arrangement. This standalone dual-occupancy home shares the block with driveway access and gated entry.



Auction

Wed 23rd Oct @ 5:30PM

View

ljhooker.com.au/34M7GCY

Contact

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EER ★★★★★



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Disclaimer: 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.

The landscaped outdoor space features a grassy area that surrounds a mature tree providing dining and an area for the children to play. It's an easy-care relaxing space to enjoy and also features a covered car area, plus room for additional parking.

The home has a beautiful northern aspect and offers single-level living with no steps at all. The two spacious bedrooms, each with mirrored built-in wardrobes, the bigger bedroom has a large window taking advantage of the north facing aspect and sunshine that beams through. The timber feature ceiling in the main living area and the true north facing aspect ensures year round comfort with multiple windows, creating a bright and welcoming comfortable space.

The kitchen has a vaulted built in skylight, allowing full daylight, it is a practical space with plenty of bench space, storage, and a large pantry.

The bathroom/laundry is fitted with a framed glass shower, toilet and an oversized vanity with enough space for a washing machine.

CONSIDER THE OPTION TO BUY BOTH PROPERTIES

Discover the unique opportunity to own both 1/31 and 2/31 Biraban Place

- Available to purchase one - or both - this is rare opportunity to expand your portfolio and cater to lifestyle needs of many
- Unit title allows for separate electricity
- Live in one home and rent the other as your investment property
- Create multi-generational integration holding separate portfolio assets but also financial independence
- Privacy of premises is ensured in both homes

The features:

- Single level well designed floorplan with no stairs at all
- Carpeted bedrooms with double mirrored built in robes
- Combined laundry and bathroom
- Modern kitchen with generous storage, electric cooking and dishwasher
- Sunny north facing living and dining space
- Roller blinds in the bedroom and living space
- Gated Carport entry
- Landscaped leafy easy care private garden courtyard to enjoy
- Split system heating and cooling for comfortable living

The numbers:

- 2 bedrooms, 1 bathroom, 1 carport and room for additional parking
- Living size: 63m² approx
- Land size: 380m² approx
- 35% unit entitlement of a total 1090m² block
- Rates: \$694 per quarter approx
- Land Tax (if rented): \$944 per quarter approx
- Rental estimate: \$520 - \$540 per week



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More About this Property

Property ID	34M7GCY
Property Type	House
House Size	63 m ²
Land Area	380 m ²
EER	4

Carly Clough 0419 296 458

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