

1/5 Leighton Street, Pearce ACT 260

1/5 Leighton Street, Pearce ACT 2607

-35.3680579, 149.081924



New to the market and offered for the first time as a complete package is this unique offering of two collocated owner built homes. These homes built with precision and care are on a large corner block each with their own street frontage. The first is a beautifully presented 4-bedroom ensuite home with a downstairs study and third bathroom, rumpus room or study, double garage and large under house storage area. The main living area consists of a formal lounge and dining area that is overlooked from the large solid timber kitchen. All four bedrooms are of a good size and the main features an ensuite bathroom. There is a pleasant north easterly outlook from the living areas. Other features include ducted reverse cycle air conditioning, ducted gas heating and sub-floor heating in both the main bathroom and ensuite. The second home is a two-storey residence with the living area on the lower level and the 2 bedrooms and bathroom on the second. This home includes reverse cycle air conditioning and a large garage for your car. The position of this home fronting onto a quiet cul de sac is an added bonus. The backyards have been separated but are joined by a gate allowing access and flexibility. There is plenty of space for children or pets to be able to run and play in complete safety and it is very private from the trees that run along the yard perimeter. Other benefits include being within 50 meters of Sacred Heart Primary School and of course the other schools that buyers seek out when buying in Pearce such as Marist College, Melrose High School and Torrens Primary School. This offering would be ideal for the investor looking to get a high return or the family looking to have children or relatives live independently but close by. There is a strata title in place allowing you to rent now or sell one of the properties in the future if need be however, we are offering them as one on this occasion. Be sure to call to our many open homes as this is a unique offering and is sure to be popular with buyers. Outgoings: General Rates: \$918 p/qtr (approx.) Land Tax: (if rented out) \$1445 p/qtr (approx.) Block Size: 1123m² (approx.) UV: \$720,000 Living Area: Property 1 152m² (approx.) & Property 2 115m² (approx.) Constructed: Property 1 1972 & Property 2 1991 Property 1 EER 4 Property 2 EER 1.0

Overview

Purpose: Sold	Sale price: \$	Rent price: \$
Auction: Saturday 7th March 2020 10:00am On Site	Land area: 1123m ²	Living area: 267m ²
Bedrooms: 6	Bathrooms: 3	Garage Spaces: 3

Carport Spaces:

Postcode:2607

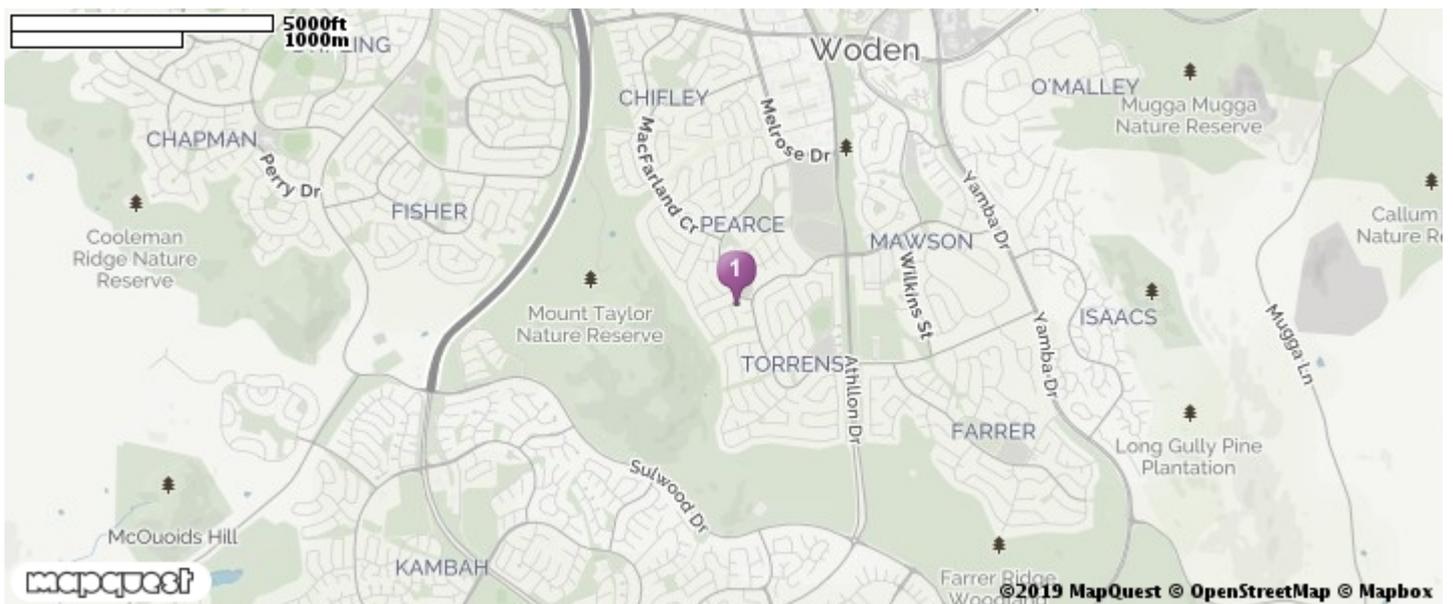
Indoor amenities

- ✓ Air conditioning
- ✓ Built-in Robes
- ✓ Dishwasher
- ✓ Family room
- ✓ Heating
- ✓ Rumpus room
- ✓ Study
- ✓ Walk in robe

Outdoor amenities

- ✓ Garage

Distances



Agent Details

chris.wilson@creamresidential.com.au - Chris Wilson

Canberra Real Estate - Rise Above

