

11 Morduant Place, Richardson, ACT 2905

MY MORRIS

House For Sale

Friday, 19 January 2024

11 Morduant Place, Richardson, ACT 2905

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1175 m2

Type: House



Tahlia Morris
0262964252

\$835,000+

My new owners will love:- The block size of 1175m² and development potential- The positioning of the existing residence at the front of the block- The location, backing greenbelt in a whisper quiet cul-de-sac Perfectly positioned to the front of a 1175m² block, astute buyers will take advantage of the new zoning laws and the subdivision potential on offer. Situated in a whisper quiet cul-de-sac with lovely neighbours, and fabulous amenities just a short drive away, this is the perfect family friendly location. The existing four-bedroom residence is sited at the very front of the block, offering an exceptionally expansive and flat rear garden. The positioning lends itself to adding a secondary residence, while maintaining privacy and ensuring space for both properties. The current property is spacious and presents as a blank canvas, allowing its new owners to move in and make it their own. If you have been searching for a property with fabulous potential, be sure to inspect 11 Morduant Place, Richardson. My specifics: Land size: 1175m² House size: 150m² EER: 2.0 stars UV: \$507,000 Rates: \$2,876 p/a Land tax: \$4,735 p/a (if rented) Note - under changes to the Territory Plan, a second dwelling can be built on any block of land more than 800 square metres in a residential zone 1 (RZ1) area, and given a separate title.